



TRAFFORD  
COUNCIL

# **PART 2:** **PUBLIC GENERAL** **EVENTS**

STRETFORD PUBLIC CONSULTATION REPORT FOR  
**THE REFRESHED STRETFORD MASTERPLAN**  
JANUARY 2018

**#WEARE  
STRETFORD**

## Part 2: Public Consultation General Events

### Public Consultation Meeting: 2 November 2017

Feedback from the first general event, which was held on 2<sup>nd</sup> November 2017 at Stretford Public Hall is set out below. The feedback has been spilt into the five main themes. These were leisure, Essoldo, A56 and public spaces, campus accommodation and housing, and the town centre.

<b>LEISURE</b>
<b>Group One</b>
<ul style="list-style-type: none"><li>• Question: Will parking at the new Leisure Centre be protected from football parking when MUFC are at home?</li><li>• Comment: There is limited parking currently at Turn Moss Playing Fields, and there's concern that there will be more parking problems.</li></ul>
<b>Group Two</b>
<ul style="list-style-type: none"><li>• Size of the pool at the centre is very important – we need one 50m pool – surely makes sense for a university focusing on sport and will allow more mixed and heavier use than the current pool</li><li>• Focus needs to be public first and then students</li><li>• Current centre is very well used, roller skating, holiday clubs – keep everything that we do now, classes, dance, gym classes, birthday parties</li><li>• Worried that it won't be able to accommodate a lot more people</li><li>• How will students share with public? Can't see how that will work?</li><li>• Paul suggested there are eggs of where this does work currently, models of student/public leisure centres – group was keen to know more about these examples</li><li>• Suggestion for a focus group to be created with council, local reps and leisure centre - visit best other sites, then feedback to community, reassure – action for someone?</li><li>• Comment that if money to build is coming from university they will expect control and lion's share of access, facilities</li><li>• Paul gave an overview of how much money is being invested in the new centre by the council which presents an opportunity and explained how money can be borrowed with plans to generate income in future</li><li>• Discussion on charges to use centre/facilities</li><li>• Can we have better rates/discounts for pensioners?</li><li>• Family swim £11 – too high</li><li>• Trafford talk about healthy lifestyles – if we're serious we should be targeting over 50s , making easier for them</li><li>• The revenue from university could help us to subsidise facilities at the centre – different offers for different groups, use this as a chance to make a greater contribution to health and social care – put money where mouth is</li><li>• Paul confirmed old centre would be open until new one built</li><li>• Paul – acknowledged new site – easier for tram, but those already full – not good bus route, also need to think about lighting and security – lots more thought needed in that area</li><li>• Agree – transport, pedestrian access, cycling routes – all key in terms of new centre</li><li>• Discussion about trams already being full and can't get on at Stretford as it is</li></ul>

- My son is super-excited about the university – wants to stay near home and interested in sport
- Please get big clubs to invest and get involved – inspiring for young people
- My children also positive but sad won't be ready in time for them
- Is it only going to be open to public at certain times?
- How will the students use it?
- Traffic is bad round there, crossing road is offputting, how are we going to make it easy and safe for schoolchildren to get to and from?

### **Group Three**

- What will happen to current leisure site?
- Currently no plans but would be for development.
- Turn Moss – access road is private.
- Please ensure toilet facilities.
- Glad to see dog poo/walking addressed.
- Putting a café in there is a good idea.
- Can we have more bins? – Very important.
- Want to know where the money is coming from?
- Will any part be used for housing development?
- No plans for this currently.
- Same access road – no changes to this.
- 4G pitch is a community asset.
- Generally positive feel for this proposal.
- All sessions for children/swimming lessons to be available in new leisure facilities.
- No gaps from old closing and other opening of leisure centre?
- 18 pitches on Turn Moss.

#### **Leisure Centre:**

- Residents want parents and tots, children's swimming lessons etc. – Real community use.
- Current building is hard to maintain. Great staff but costs too much to maintain.
- Ensure sufficient parking.

### **Group Four**

- Why do you go to Pure Gym?
- 24 hour opening with loads of classes and competitive rates
- Would like Sauna + Steam Room to be included in new Stretford Leisure Centre
- Old leisure centre passed its sell by date
- Will resident and local schools have access?
- Good Yoga classes at 'Victoria Warehouse' which is great.
- Green gyms should be considered for open spaces!
- Victoria Park lights not working
- Turn Moss – Volume of traffic issues. Perhaps parking permits for residents who live on the private road
- Challenge over extra volume of students for leisure centre
- Highlight walk routes to get to new leisure centre
- Cycle friendly routes must be found
- Canal is horrendous under Mersey but could be the ideal route to leisure centre from Accommodation
- Take Cycles off Chester Road onto Talbot Road

- Walk the Mersey!! Cannot get full access along Mersey!?

#### **Group Five**

- Major points made were about access and that full public access to be available for all facilities at all times – not just off-peak.
- Concern over litter at Turn Moss.
- Positive reaction overall.

#### **Group Six**

- Where is the money coming from to spend it on a new leisure centre? If not the council where?
- Who will run the leisure centre?
- The facilities need to be designed with the community in mind
  1. Big pool and two small ones
  2. Deep pool
  3. Diving pool
  4. Access needs to be good for everyone
  5. Play facilities for children
- Not too convinced it is separate from the UA92 – just trying to buy the community
- The new location is on the edge of Stretford
- Will there be rooms for courses? Is so these need to used well
- Café – eating facilities
- There will be more demand on the new leisure centre from students – can the building accommodate this.
- How will times be co-ordinated for students vs the community
- Any date assumptions to who will use the facilities and when>
- Current frustrations over service now, dirty pool, lack of cleaning, how is it managed now? Café is dreadful.
- Community now goes out of area due to the issues.
- Potential block bookings in the new leisure centre
- Thoughts are that the leisure centre is part of integrated plan for UA92

#### **Turn Moss**

- So much nicer near Hawthorne Road – can the Council have renovating this as a project.
- Hancock playing fields – needs to be included
- Picture attached (2) to the email– shows for extras such as gym in the right corner
- Landscaping could be really modern – pitches one meter off the ground
- Invest in drawings – as this is a great idea and it needs to be promoted
- Is turn moss going to be run by UC92?
- Can we have a hockey/netball area?
- Shadow of the university is questioning the good stuff that the council is offering.

#### **Group Seven**

#### **Turn Moss**

- Residents felt very strongly that Turn Moss was a flood plain and were very

concerned about any building taking place on the flood plain.

- There was also some debate about who would own the proposed 4G pitches, and who would be able to access these.
- The proposals would affect the Grammar School – and they would need to be of use to the school.
- Residents love the fact that Turn Moss is a green open space, and that's why they go to there. So there is concern amongst residents that if you start building on there, it will lead to more building and then they will lose the green space.
- Residents again talked about the leisure centre and the preference to have this located at Lacy Street, and not up the road on the Kellogg's site.
- Residents talked about concerns over sharing the leisure centre with a large student population – it would have to be big enough and flexible enough to meet that needs of lots of different groups in the community. There were particular concerns about the pool timetable and that there should be more access to open swimming. There would need to be multiple pools.
- Residents wanted the leisure centre to offer a large range of different sports, not just swimming as at the core offer.
- An argument was put forward about if the student accommodation was moved to the Kellogg's site, then Stretford would possibly miss out on the spend from students. Residents felt that actually the leisure centre would attract students to the town anyway.

#### **Group Eight**

- 50m pool at the Leisure Centre (similar to the Aquatic Centre in the city centre) talented swimmers can be attracted
- Transport to the Leisure Centre – bus services inadequate (but is close to tram stop)
- Facilities free for certain types of people – pensioners, children, encourage people to keep fit
- Ensuring that the Leisure Centre is completely open to the public – needs to be big enough to cater to everyone – schools, students and public. Let people know that this works elsewhere.
- Make sure new Leisure Centre is ready before old one closes
- Turn Moss – safety of being able to use the space and being able to get there and back
- Need good security, street lighting and CCTV at the leisure centres
- Access issues – who owns the road – is it private or unadopted? Narrow road. Access from the Mersey needs to be improved.
- Dedicated space for children's parties at the café
- 4G pitch – need to think about security and sustainability (have been vandalised at Stretford High).

#### **Group Nine**

- One or two people said they would prefer the fields remaining water logged with ducks on them, rather than being turned into better football pitches.
- Some people were concerned about access to the pitches, despite reassurance from the Trafford Council representative, because of fences around certain pitches. There was also concern about access to the 3G pitch. Residents were concerned they would not be able to get access and students would block book

the pitches.

- There was a general comment about fly-tipping on the car park next to Turn Moss.
- Concerns that the new leisure centre will not have the same children's services currently available and families will be forced out by students using the facilities – "there are going to be 6,000 students – how can you say that the facilities will be available for the public?".

#### **Group Ten**

- Main concern – will it be open to the public/clubs/lessons, plus some extra.
- Concerns about leisure centre being on the wrong site. Suggested putting it on Turn Moss or Lacy St, and put student accommodation on the UA92 site. It seems to be the wrong way round at the moment.
- Getting to the leisure centre on match days will be terrible.
- One lady said she had 3 young children and was concerned about the stats which show how many children leave primary school unable to swim.
- Parking and trams will be terrible on match days and that's when people want to go for a swim.
- Concern about public spaces remaining public.
- Why can't we keep what we've got?
- Could UA92 subsidise transport/mini buses to the new leisure centre?
- Could Turn Moss become private land?

#### **Group Eleven**

- Concerned about Turn Moss and the drainage
- Make sure activities at Turn Moss are affordable, attractive and safe
- Will it be subsidised for community groups?
- Could a 'Friends of...' group run a café in Turn Moss?
- Will any trees be lost?
- What is the plan for the leisure centre – will it be the same size pool etc?
- Why not put the leisure centre on Lacy Street so more families will use it?
- What will happen to the current leisure centre site?

#### **Group Twelve**

- Leisure centre must cover what it does now
- Concern – Turn Moss – it's a flood plain. That has to work to stop flooding to houses nearby
- System works – it's not as simple as sorting out the drainage
- Is there an overflow into the Water Park?
- Don't mess up the existing arrangements
- Turn Moss works as it is – we've got a park (Longford)
- Run free in Turn Moss
- Invest in the current facilities – beautiful, natural beauty
- Trim Trail in Longford Park
- Gets very muddy – would you want to play on it?
- Need to understand the impact on drainage by building the café
- Are we including the relevant water experts?
- Mistrust of the council – no notice, councillors didn't know
- It's the countryside on door step – we've got parks already
- Have the current users of the footie been asked? Is there a demand for artificial pitches? Will there be floodlights?

- Leisure Centre:
- Stretford High Schools – facilities are more difficult to get to
- Talbot Road, now only single lane – more congestion. No buses go down that far
- Why do we have to lose sports centre – its fine as it is

## ESSOLDO

### Group One

- Owner is an individual who looks after it and gets income from Mobile Phone Masts on the roof
- Big space – need to keep this aspect as it's listed
- What would be 'big space' usage?
- Is whole site listed
- Essoldo Building & land designed to have buildings around it
- Theatre – Arts Centre – Community & Youth Space – similar to multi-purpose space at Sale Arts centre
- Take pink and blue paint off it
- Put in /restore retail outlets
- People who listed building should talk to community about it
- English Heritage would like to see a design of building
- Have a community group working in partnership with Council to come up with a design for use of Essoldo

### Group Two

- Everyone in Stretford wants to see it reopened
- Is it going to be a student union? That would be huge mistake
- Needs to be a focal point for both
- Cinema screenings, arts, performance, music
- What about Indian restaurant near Kellogg's site for union?
- Very close to our hearts what happens to Essoldo – we've been wanting it open for 20 years and worked hard to build vibrant community – are you going to just now hand it over to students?
- Needs to compliment public hall – theatre?
- Jane suggested future could involve along lines of Stretford festival – Essoldo , Hall, Longford Park – loved this idea
- Will it be council money? Jane – yes
- Jane confirmed won't be sold off to developers and explained why CPO could happen now because tangible scheme and purpose – this also well received
- Who would run it? Jane - Possibly an operator in partnership with council – reassured by this, want to see council remaining involved
- Concerns about effect on Trafford Grove
- Would community ownership be a possibility? In partnership with council/university?

### Group Three

- Will there be an open day?
- Currently used for storage – not our building so hard to make happen.
- How does owner feel re CPO?
- We would prefer to get it voluntarily.
- He currently gets income from it – he will be compensated.
- It's maintained from outside – not seen as an eyesore by locals. We are being

led to believe it's not in use but he is using it for storage. CPO leads to a public enquiry.

- Want to use it for shared use for community and commercial use.
- It's in good condition – what's the benefit to us in bringing it back to use? What are the ideas? Its all a big vague. This all feels too quick – especially if we don't know exactly what it will be used for?
- Why do we need another community public space?
- We already have SPH – we don't want something that competes with SPH – locals have shares in SPH.
- This feels like a sweetener 'Buy our support'.
- We already have loads of empty shops – how will it be viable?
- It's not an eyesore – there are other uglier buildings around that should be bought up and sorted out first.
- Could it be re-opened as a cinema or something else? What about parking if it does reopen?
- If we can't get enough shops to use the mall – how can we accommodate more?
- What are the plans for opposite side of the canal?
- Images on consultation documents are misleading especially the other side of the canal from proposed developments.
- Edge lane congestion very big possibility if developed on both sides of the canal.

#### **Group Four**

- Community based is good/ student accommodation ok. But "GREEN SPACE"!!!
- Rumour Essoldo to be Stretford Library / Student Library
- Waste at present – income from phone tower
- Parking issues for Essoldo once opened
- Landscaping / benches good opportunity.
- Councillor stated Residential blocks being other side of Canal which is a good idea
- Big issue with parking
- Building (79) believe the Construction site has been sold off
- Theatre/ Cinema idea or possible same as Altrincham for artisan market
- But can Stretford have an Artisan Market isn't there a bye law that states within 6 miles of Altrincham can't have one?
- There is unused parking next to Public Hall, this needs to be considered in conjunction with Essoldo.

#### **Group Five**

- Concern that more parking would be required but a counter view of the less parking the better!
- Nobody wanted a roller rink
- Strong support for a concert and theatre venue
- Positive reaction overall

#### **Group Six**

- Difficult to discuss as no floor plan
- Beautiful external and potential internally
- How do people get in – access issues
- Front on the building still needs to be grand.
- It is such a mess and been empty for some time – we need it for the community not a drinking place for students.



- Why has the council not looked at this project before? Seems to be a sweetener for UA92.
- We should use it for large gigs concert space as it has a unique structure
- It is an asset of Trafford's
- Community space and for people to get together and a wide range of activities so all everyone can use it.
- Food facilities like a market, rooms for hire and learn from other venues such as the Lowry for ideas.
- Cinema again
- Need to be indoor use as the urban motorway is not great.
- Essoldo should be a car free venue/event place.
- Edge Lane shops are in poor condition
- The multi storey car park at Stretford Mall should be parking for Essoldo
- We should be thinking about the future and consider something radical
- Who will own it? Does the council have the intention to buy it and if they do will they self-manage or out source.
- How would you market/advertise the Essoldo – consider other national venue/event locations.

### **Group Seven**

- It was common public knowledge that the Essoldo owner wanted to do something with this building but did not get planning permission to do it due to residents objecting. The Essoldo was kitted out with a floor that was suitable for a roller rink.
- Residents thought that the owner would want too much money for the building.
- Some residents generally felt that it was not a bad location for a night time venue.
- Some residents also agreed that it would be nice for the venue to have something for everyone – from kids, adults, families, students.
- An arts centre was mentioned, although it was acknowledged that there was lots of competition in the area, from Sale Waterside, the Lowry, Stretford Public hall to name three in close vicinity.
- Parking was again mentioned as a problem with the Essoldo – there was insufficient parking to support the venue.
- It was suggested that the public library could be re-located to the Essoldo – some residents thought this could be fantastic. However others liked the existing library building, and what would you then do with that?
- Residents discussed the potential use of the Essoldo as a Students Union – and the facilitator offered some information about Lancaster Uni not being keen on this. Residents were immediately concerned that all facts were not on the table in regards to what the actual possibilities were with the building.
- Generally residents were not averse to the building being used as a student's union.
- The drawings were not very clear about the Essoldo – there was some unrest caused by what potentially looked like a green space in the aerial view, but a building looked to be next to the Essoldo in another artist's impression.

### **Group Eight**

- Current owner may stand to get lots of money if it's a Compulsory Purchase Order – needs to be valued on its actual value rather than its development potential
- Independent screenings (similar to the one in Stockport)

- Affordable space to rent/hire
- Gigs and bands
- Pop-ups – food/different quirky ideas/shops
- Library potentially could be located there – could be quite dark?

#### **Group Nine**

- Concerns over poor ownership and over poor access and parking facilities
- One resident said it doesn't necessarily need parking next to it and pointed out the example of the Plaza at Stockport – he said he would like the Essoldo to be modelled on the Plaza.
- There were questions about whether the Essoldo could be turned into a student union and views that it should remain for the whole community.
- Questions were asked whether the library could move there.

#### **Group Ten**

- It's got to be commercially viable.
- Need to have multiple uses – café/bar/cinema
- Use the space for something like Altrincham market.
- Make it like a Stretford cooperative; all artisan, individual businesses.
- Use needs to be limited because there is a row of terraces next to it with no sound proofing.
- It's quiet at the moment but it would change into a busy road.
- Concerns about people parking in the Mall at night to use the Essoldo from a safety point of view.
- Put the leisure centre on the Lacy St site – need balance for the people who live here all year round.
- Is someone else's money being spent on it?
- Won't there be problems with parking and footfall?
- Could we make use of the top floor of the Mall's multi story as a place for people using the Essoldo to park?
- What are the options for the Essoldo?

#### **Group Eleven**

- Has the building already been purchased? How far along are you in the process?
- I know relations between the owner and the Council have been strained so the owner may not be willing to sell to the Council so would this affect the wider Masterplan plans?
- Would other partners help with the purchase?
- As it's a listed building would the interior be protected under that as well as the exterior?
- Recreation facilities for students would be necessary – is there a precedent anywhere where large numbers of students / residents co-exist successfully?
- Would students want to go to the same places as residents and vice versa?
- Important it has to be financially viable
- Would there be a tension between the Essoldo and Stretford Public Hall? Would they be competing for the same customers or could there be an agreement and link the two buildings?
- The opportunity to bring the Essoldo back into use is something that we support

#### **Group Twelve**

- What is meant by 'Student Hub'?
- There are no windows so how can it be used successfully?
- Is it possible to CPO?
- What happens if they can't buy the Essoldo?
- How many students at the University? 1200 – 1700 proposed on the Lacy Street site in total. How many of these will travel on the roads and then the infrastructure won't cope
- Lots of students looking for private accommodation?
- What condition is the Essoldo in?
- Who will pay to restore it?
- No windows is an issue
- How can it be restored sympathetically?
- Use for something it was built for – Farmer's Market, Craft Fair
- Concerns – assumption that students have bikes and use public transport and don't drive, this will cause more congestion
- 1000 – 1500 teaching staff driving even if they used the tram – already full
- Contract so you can't bring a car – parking in Gorse Avenue already a problem due to the college
- Problems with parking around the Essoldo – concern that the area will need Parking Permits and then residents will have to pay
- Old Cinema – could it be done up like the Savoy Cinema in Stockport – Could this be done in Stretford?
- Community Cinema
- Buildings on Edge Lane are limited
- The space was designed to be a building – create green walks - gardens
- Is there an issue with having a market because of Altrincham – is this true?

## **A56 AND PUBLIC SPACES**

### **Group One**

- Could Lacy Street be more open and have more green space?
- Currently trees offer aesthetic relief to surrounding concrete areas
- Want to keep existing green space
- Carry on with more street lighting
- Improve area approaching Met on Edge Lane – not safe
- Tarmaced pavement looks unsightly
- Where will trees go on A56?
- Need to protect existing green spaces and keep accessible for public

### **Group Two**

- Biggest problem is the road – design to move traffic as easily as possible from Altrincham to Mcr – no thought for Stretford
- Can we have bars and cafes along the canal as in the original masterplan?
- Concentrate on canal for public space – Manchester city centre has its back to canals – this is a once only opportunity to get it right in Stretford and have that as focal point, open it all up
- Discussion around what happening on other side of canal – being built on and sold as flats
- Talked about Lowry and curved bridge over canal – used the space well – side

of sorting office

- Canal/cycle path very well used, lots of speeding cyclists, actually great dangerous
- Kingsway an opportunity – I've just started 'Stretford RHS in bloom' – use space for replanting
- Think about shared spaces, traffic and pedestrians – London, Poynton – yes that slows traffic, but worth it for a better space, safer, slower traffic
- A56 ridiculous – not improved, so dangerous, I've seen so many near misses
- Hard to cross in wheelchair or buggy – very tight at crossings
- Need to go through 7 sets of pedestrian lights to cross diagonally
- Traffic impacted on other roads – twice as long to go same distance
- Closing subways has brought people above ground which is good – but doesn't work
- Speed limit not making impact – rumble strips? Has anyone actually been done for speeding?
- Lower limit to 20mph
- Signage poor unclear where 30 starts and ends – average speed checks?
- What does 'having a conversation' mean? Will all these ideas be taken seriously?

### **Group Three**

- When is junction finishing?
- Some today – landscaping next week and then final resurfacing in a few weeks.
- Junction – original idea that Kingsway should be narrowed – issues re subway – mixed units.
- We want a pedestrian crossing by the library.
- Why are we taking every bit of urban space?
- The proposals not confirmed.
- Locals ask – is it really a problem as it is? Feels like green space being taken.
- What about infrastructure?
- Schools – there aren't enough.
- Clinics/dentists etc for all these people?
- Don't really understand the gyratory eg new junction at Barton Road →A56.
- This was explained – agreed this could be improved → junction by multi storey could be improved as a lot of accidents there.
- Church at St Annes very busy –re funerals so not really right to build on.
- What about Itron – it is to be developed for residential.
- Car parking – By SPH and St Anne's staying? Not owned by Council so can't answer.
- Why let SPH go if we now want Essoldo used? We bought shares in SPH so we want this to work.
- Council has issue on Essoldo? – Why do they pick on the owner?
- Look at Urmston? Now much improved space to walk around safely, lots of trees around. We want that not a student village.
- Where are the units going to be demolished for the Mall?
- Pub put to be demolished (South)
- What is new development? - No detailed proposal yet? This feels as if it's not been fully thought through.

- Mall along A56? Want to see it prettier. What will the new frontage look like? You currently go in via the back. Wrong way round. It doesn't feel like a destination – rather than somewhere you just pass through.
- High rises (student accommodation won't improve the area – especially if too condensed and high-rise). Student accommodation could be more sympathetically designed so they don't stick out or are too high.

#### **Group Four**

- Looked at Sale – super crossing – Wider- give more time to get across – should be considered for Stretford?
- On plans it states housing on Radnor Street. This needs confirming by TC ? 'People love the space' it's not 'intimidating' we need to issue parking permits for residents though as there will be an influx of cars
- Trafford Grove – suggest more work needs to be done to improve this area
- Public space e.g. Village Green for Community. Mature trees is good and reduces noise of A56
- Taking trees away makes air quality worse.
- Local 'Stretford M32' website – question over cycleway 'Stop starts all the time'
- Need a clearly define walking route
- Turn Moss is a plus as it is a 'Bog' at present
- No concerns over leisure. 'You can never have too much Leisure'
- Football provision horrendous on Turn Moss – clubs are moving away from Trafford
- If TC don't address crossing – students will go to Chorlton instead of Stretford Mall so the whole plan will defeat itself
- Concern that private sector is involved – will TC just have to accept what the private investors want?
- How do we (residents) register a Village Green for Trafford Grove??

#### **Group Five**

- Concerns raised about the existing crossing points and potential capacity and safety issues that might be caused by additional students.
- Potential capacity issues on the Tram at peak times – could university morning start times be delayed until after the peak rush.
- Concern at platform safety issues due to additional volumes of passengers.
- There was an observation that there were not enough public spaces and that the ones that do exist should be enhanced.
- Could we look to put in a cycle link on the far side of the canal on metrolink land.

#### **Group Six**

- Biggest development for such a long time, visual aids of public spaces would be useful – larger drawings would be an advantage.
- Picture (1) attached to the email – request for bridge from Stephenson Road /Edge Lane.
- Canal to be painted to feel more localised.
- The A56 – it's difficult to try and find a solution as it's such as busy road however close a lane and increase the cycle routes.
- Things need to feel safe on the road and it doesn't, even if it has gone down to 30 miles per hour.

- Seems like plans are removing green space and we need to enhance or improve the green space.
- Where the student housing is going to go it doesn't feel like there is enough space.
- Green spaces to stay green spaces and no selling off to football clubs.
- Current parks could be improved and the council commit to this
- Trafford Grove – example of just how lovely Stretford is.
- Canal – opening/widening to encourage movement of people, so people feel safe.
- The design for the student housing – feels like how Hulme is – garden looks nice inside the building but no one can access it and too many students.
- London concept – tow pars holding small cafes/shops.
- Canal to widen so a separate cycle and walking paths.
- Arches – where the train lines are closed off, can this be looked at for change? Pathway on land that currently is not the councils – under the bridge Lacy Street, what's the plan?
- A56 – planters out our helpful but a minor significance, proper cycle lanes would be more beneficial.
- Under path could be required.
- The traffic is a result of people just passing through from one place to another.
- Maybe a park & ride - why not promote Sale Water Park or one somewhere else in Trafford.

### **Group Seven**

- The recently created space with the 'lollipop' lights was generally felt to be a failure. No one wanted to sit next to the busy road, it's really tacky, the lights look like cigarettes. People were even more disgruntled to hear that some of the money that had been available to develop this space had instead been used to re-surface the traffic junction.
- The flagstones were mentioned as a positive – these have some historical information about Stretford and were considered a good idea, and were liked by residents.
- When it was suggested that Kings Street should be pedestrianised, lots of people were nodding and in agreement.
- Residents expressed concern over the Stretford masterplan – they felt hard done by and what seemed to look good on paper just hadn't really delivered, didn't reach expectations.
- Again concerns raised about cost cutting and favouring the cars over pedestrians / residents.
- The facilitator talked about Poynton as an example of where pedestrians and cars were kind of blurred – cars hate it because they don't quite know what to do, who has right of way and this has the effect of slowing them down and making them feel that pedestrians have more rights of way.
- Residents talked about creating a waterfront, similar to Sale. The current plans don't really allow for this – the canal is actually quite closed off with buildings coming close to the edge.
- The facilitator raised the idea that the student accommodation was actually in the wrong place – that it should be further up the road on the campus. Residents responded by agreeing to this to a certain extent, and then suggesting that actually this space should be used for the leisure centre instead of all

accommodation. Having the leisure centre here was better for existing residents, better transport links and more accessible.

- Creating accommodation here was almost creating a ghetto. And some residents were actually keen to mix with students, felt that the accommodation should perhaps be more spread out and more integrated into Stretford.
- There was a feeling that whilst some people wanted to mix with Students others didn't so much, and there was a fear that the numbers would be so great, that students would take over the area, and current residents would feel 'outnumbered'.
- There was some joy expressed about realising there could be bars selling cheap drinks – 50p a shot!
- Residents want it all – they were posed a question about which they would prefer – Waterfront or Town Square? They wanted BOTH.

### **Group Eight**

- Street cleaning – has got worse
- Make use of the canal
- Need to link spaces up better – more pedestrianised. Link the canal to the Mersey – better signage. Need to celebrate the natural assets and access to green space
- Railings need to come out along Kingsway
- Segregated cycle lane
- Multi-storey needs to be improved
- Along the canal and on the demolished mall section could be turned into a 'Beech Road' style road with cafes, shops and restaurants
- Trees on both sides of St Anne's Church need to be maintained.

### **Group Nine**

- Residents made general complaints about the amount of litter and fly-tipping in Stretford, particularly outside the Metrolink station on Edge Lane and said the situation will get worse if 6,000 students move into the area.
- Resident was concerned that under the Masterplan she believed mature trees on Derbyshire Lane would be removed.
- People were worried the additional number of students moving into the area would have a negative effect on traffic congestion. Questions were asked about how the council intended to deal with the amount of traffic and how they would improve parking. Concerns that students unable to park near the accommodation would park on the residents' streets.

### **Group Ten**

- The spaces towards St Ann's church – are they replacing trees with housing? 100% it should remain as a green space. Should be looked after better by the community.
- Traffic is bad at rush hour through the town centre.
- Need average speed cameras.
- It has improved but we would still like them to drive at 30mph.
- Like to see a filter lane on Kingsway.
- Need a longer delay too so people have crossed before the other lights go.
- Cycle lane is shocking. There's not a proper cycle infrastructure.

- It feels like Stretford is treated as a pathway to Altrincham or Manchester.
- Make Stretford the safest place on Chester Road.
- Talbot Rd traffic is respectful not Chester Rd. Can't pass a cyclist without pulling into the other lane.
- Need a clear separate cycle lane and force the cars into 2 lanes.
- We're encouraging more traffic through Stretford at the moment.
- Make it safer for pedestrians and have better lighting.
- Make the lighting better by the Metro.
- You currently have to force your way onto the tram.

### **Group Eleven**

- What is the current thinking on the new junction?
- The new changes won't work with an increase in the population – safety issues
- The pedestrian islands when crossing the road aren't big enough to stop in – certainly if you've got a buggy
- How about a garden bridge over the road?
- Not good aesthetically
- You've just done all this work and you might end up digging it all up again to create the student accommodation etc.
- The bike lanes are useless and dangerous
- We need a pedestrian first plan
- People still drive too quickly on the A56 – are there cameras and if so are they working?
- Are a lot of trees going to be cut down?
- We need trees to soak up air pollution but how about mosses as they are good as well – could have moss walls
- There are some lovely new railings on the corners of the junction but go a bit further along and you are back to the old ones – are there plans to replace them all?
- Why not take away the railing completely? Some studies show drivers slow down if there are no barriers
- Will we get more open spaces if there's going to be a big increase in population from students?
- Open up the canal front and clean it up. It's gets much nicer the closer you get to Sale as there has been more investment there
- More food growing spaces are needed – not allotments but pockets of land
- Twinkly lights in the trees and along the canal
- Are the planters down the centre of the road in the masterplan?
- Re-do the road layout near the flats where it's difficult to join the A56
- More signage needed on new speed limit.

### **Group Twelve**

- Public space in the town centre not just the Mall
- Space away from the canal – not always feel safe
- Cyclists need to be considered - widen the path to allow both lanes
- Will student side end up being gated off canal side?
- Keep access to the canal well-lit and with benches
- Barge restaurant – café
- Need a night-time economy



- Don't want to lose the trees – not very Eco friendly
- Entrance to the subway – railings are a mess and tiles are missing
- Look at the Bradford idea – urban park
- Top of the subway – green walls
- Very intimidating – overgrown- CCTV in the subways
- A56
- Talbot Road congestion – we've got more congestion and pollution
- Work has been very dangerous – the junction doesn't feel finished or safe
- Already a problem and the changes haven't made a difference
- Good to encourage cycles but not widely used
- Where are they going to store cycles?
- Create a clear walking route

## **CAMPUS ACCOMMODATION AND HOUSING**

### **Group One**

- Concern re impact on traffic and infrastructure eg; GP appointments, library
- Stretford 6<sup>th</sup> Form have cars & students have cars
- Already noticeable increase in parking on Lacy Street
- Even if 10% of students have a car
- Height – too high – now reduced from 20 storeys to 16
- Too high with 16 storeys
- Not in keeping with area with low-level properties & 2 listed buildings already
- Need to find out more what will be happening
- Student accommodation should be dispersed over a wider area
- Litter/fly tipping/ASB concerns – lots of reports about students attracting crime as targets eg; Rusholme and rise in insurance premiums
- Lacy St – open to canal better
- Need Lacy St to be more mixed use eg; like Sale with Theatre, café etc
- Don't want it to become like Salford University near an old shopping centre – High rise student accommodation has not brought economic boom to the area around Salford – same kind of place i.e. '60s shopping centre, big roads etc
- Residents feel marginalised – want community to be involved
- Lacy St has to work hand in hand with local infrastructure
- What will students do in evenings?

Lacy St diagram is misleading – shows greenspace across M6 canal but this is identified for a 5 storey accommodation

### **Group Two**

- There is a big opportunity here to open up Stretford down onto the canal, open the whole area up – but this design doesn't encourage that – it will segregate students and locals
- Concerned that students flats have different quality standards to residential – more detail on the spec/quality please
- The position of the block means it forms a barrier between the canal and the centre – has it's back to Stretford, will also block light
- Don't disagree with what suggested on this site, it's just in the wrong position
- Clever design would make this a welcoming space, not shared or open space at the moment, solid wall of buildings, can't see through to canal - enclosed

- Please can we have mixed housing here – that would encourage mixing of students and locals
- Very busy main road – awful to watch children jumping crossings, dodging traffic – real worry that the accommodation is not in the right place
- Building needs to be built to high standards – Grenfell
- Need more social housing – should stipulate that certain % as part of plans
- This will drive house prices up
- Stipulation around HMOs – grey area, how can be regulated?
- Eg of issues with Rusholme/Moss side – private accommodation turning into HMOs – this needs sorting at the beginning
- Mention of 16 storeys – not enough, not just about height, design of whole plot doesn't work
- Would be much better at University site – bigger buildings already there, could take it
- Look at modern ways of living – mixed use, egs of students living with elderly, be creative
- Proper cycle path needed all the way into Manchester
- Push back from canal – cafes and bars on front
- Healthy food options in ground floor units – not just cheap student takeaways
- What about student parking?
- What is the precise reason we can't have more 10 storey blocks? Avoid creating a barrier?

### **Group Three**

- Do they intend to keep houses on Lacy Street?
- What will ground floor be like?
- Commercial, cafes, use of campus – community use.
- Plan for buildings look ugly – these are only artist's impression. Hard to comment on something you can't really see.
- Height is main issue – don't want high rise – this is for commercial reasons
- In other countries – no more than 8 stories.
- Safety issues – paramedics/fire etc. Grenfell tower issue?
- Don't want it ugly – don't make same mistake as past – not high and not ugly.
- Student accommodation okay if it's low level.
- Is this a done deal? The university is going to happen so is the student accommodation automatically going to happen?
- Spread it out – think about parking. If you tell them they can't have a car they will just park elsewhere and be a nuisance to neighbours.
- Use derelict factory near Old Trafford Tram Station instead – ugly – why not use that? Next to new university.
- Need to consider learning from Hillsborough – corporate manslaughter etc. Lots of electrical equipment and fire hazard in student accommodation.
- Really against idea of high-rise blocks. Current mentality that students in towers, this is wrong – it should be spread out. Not against students against the height.
- High rise blocks because unpleasant places to live in. Students also would not look after it – it will bring the area down.
- Students don't pay Council tax – how will this add to area? They won't bring benefits to local pharmacists.

- Cheap takeaways and Bars will be set up everywhere.
- Increased crime as students seen as easy targets. Will crime rate go up?
- Stretford not being treated the same as Urmston – second best for Stretford.
- Why can't student accommodation be in Sale?
- The proposal feels too big.
- All these students will clog our public transport system.
- Not against students – it's the volume and concentration. It won't be for local students – they will come from outside. They may actually take the part-time/seasonal work away from locals.
- Are there jobs for the students who attend this university once they graduate?
- More residential properties for families needed so why have students? – Why not for locals?
- This would be better benefit to the community. This is business driven – not being done for the benefit of the community.
- Why not use it for social/affordable housing?
- Issues re absent landlords and houses of multi-occupancy.
- Already very hard to buy in Stretford – local young people can't afford to buy here.
- Can landlords of student houses become responsible for paying Council tax?

#### **Group Four**

- Director of Legal Services to register Village Green
- 10 people attending tonight who are concerned \*13 building on open space
- Height – does it conform to area?
- Should they be uniform in height?
- Don't have a problem with Students
- If people/students have cars? Where would they go?
- People are seeing Stretford House to compare which is eye sore –
- Need good landscaping
- Discourage Retail in A+B blocks so students do use Stretford Mall
- What happens to displaced cars from Public Car Parks when accommodation built?
- Must Improve Mall High Rise car park .
- Fresher's week will be poor with number being dropped off – short stay needed
- Concern local houses will be taken over by Students – HMO'S?
- Heritage site for houses to stop landlord developing.

#### **Group Five**

- What benefit will it bring?
- Didn't think it would regenerate Stretford
- Size of proposed development and particularly the height of the corner building
- Thought proposed access to the canal might give rise to security issues – particularly for the elderly
- Could lead to increasing number of fast food restaurants
- Didn't think a transient population would be good for the area
- Should look to disperse the student accommodation along the A56 corridor, rather than concentrated at that point in Stretford
- HMO powers would need to be introduced to control student accommodation in

#### Stretford

- Congestion concerns at the new junction and concerns for the safety of school children using that crossing
- Litter issues
- Concern if the Sorting Office was going
- Social responsibility of the developer on an ongoing basis for the surrounding area including canal, eg litter maintenance
- Concern at potential lack of capacity at the metro at peak times – need a clear transport plan

#### **Group Six**

- The campus site is just like Hulme, flats surrounding the green space and it all feels very enclosed.
- Student areas will become student areas – the community will be blocked out.
- The drawing shows it is closed for the public.
- Drawing – does not sell it to the residents.
- For people who live around there the footfall of students will be a huge burden on their roads.
- Rethink where the student housing is going, it feels random and not going to work.
- Who is swayed o things getting approved.
- Green space is far more important rather than a development.
- Affordable housing is a preferred option for the local people who want to stay in their community.
- We don't need high rise buildings and how about the local businesses feeling integrated such as Atlas Bathrooms.
- A student tower at a busy junction is troubling.
- It's a risk, needs future thinking rather than a two minute job, more commitment on what happens in 30 years.
- Could student accommodation be more spread out over Trafford and Manchester?
- How long will the students stay in the accommodation?
- Issues with private landlords taking advantage.

#### **Group Seven**

- How can you know that the students will stay in this accommodation – what can be done to stop them taking over other local private rented accommodation?
- This question was answered by saying that policies could be put in place to prevent this happening – although the point was also raised about existing students renting – impossible to stop all of this.
- The architect explained the intention to create a range of student accommodation that would suit not just students in their first year, but throughout their time as a student – so different set ups to suit different year groups. The group felt that this would be beneficial in the early years, but there was still some concern that as the student population increased, this arrangement would be less beneficial.
- There were concerns about some of the language used – and residents felt that there was an end game in mind, but that this 'end game' had not been communicated to residents. A certain amount of mistrust in the proposals that were being presented, and possible hidden facts that were not communicated.

- Residents expressed concern about the air quality in Stretford, and a large increase in the student population would cause more traffic and more pollution to the area. A resident says “I’m frightened of breathing”.
- The residents were keen to say that they do not object to having students living in the area, it’s just the scale of the developments are so big – too big for a residential area.
- Car parking was raised as a concern – where would all the parking be for students? And their visitors?
- The car parking issue was answered by the assuring residents that students would be encouraged to use public transport, and bikes. A travel plan was mentioned, but again residents were keen to see this and asked why this wasn’t on the table.
- A ward councillor raised some concerns over the different numbers being used in terms of the number of units of accommodation – sometimes 1700, sometimes 1500, the council need to be clear about what the actual proposed figure is. One reason given for this was that feedback already received about the height of the building has cast some change in the number of storeys the accommodation would have.
- There was some concern mentioned in relation to Metrolink and whether this has the capacity to cope with the additional number of people that would be residing in the area.
- The launch of the concept has been far and wide, and the residents did not feel that this was the start of a conversation, there is mistrust in this, and that they were only being involved further down the line. “It does not feel like the start of a conversation”.
- The residents were questioning about whether a planning application had actually been submitted.

#### **Group Eight**

- Too many students in one area
- Too high
- Could spoil landmarks
- Need something for the community to gain from
- Noise and crime levels could increase and this is a concern
- Reducing the size and potentially spreading the accommodation out
- Contribution from developers going back into the local community (section 106 + social value)
- Limit number of HMOs
- Partnership for the build is Relentless developers and the Council – who benefits from the development; money needs to be ring-fenced for local community
- Who protects investment of the council – 1<sup>st</sup> phase is council owned, next phases will be CPOs – who will retained ownership of the latter phases (Atlas and Royal Mail)?
- Infrastructure and Transport – no car parking at the accommodation. Extra stress on public transport. Extra cycle lanes being put in
- Positives – improve the night time economy, improving infrastructure to cope with demands, more employment opportunities

#### **Group Nine**

- One particular resident was highly critical of the artist's impression on the front of the information sheet. Said it was amateurish and gave no impression of the height of the block.
- Questions were asked about how the council intended to deal with the amount of traffic and how they would improve parking. Concerns that students unable to park near the accommodation would park on the residents' streets.
- Residents felt the height of the building was a problem.
- There were worries the influx of students into the area would bring more takeaways and litter. Also, one resident said criminals prey on students and it could lead to a rise in crime in the area.
- People claimed this building wouldn't have been proposed elsewhere in the borough, such as Altrincham, and Stretford is a poor relation.
- They said Stretford should just get the investment without having to compromise with having to take thousands of students.
- People argued the accommodation should be closer to the campus, or away from residential areas, such as close to the police headquarters.
- There were worries that bringing students into the area may not bring the prosperity suggested – it could negatively affect the area. It was a risky gamble.
- One person said "It will change how I live" in a negative tone.

#### **Group Ten**

- We will have a giant, horrible student building opposite the Essoldo and Stretford Public Hall.
- We could move it to the back near the canal and still keep it big.
- My issue is the quality of the accommodation doesn't have to follow regulations.
- If the uni fails then we're stuck with something that's poor quality accommodation.
- You can still build a town centre without putting a student block on Lacy St.
- Concerned about the shops along Edge Lane will turn into student takeaways with lots of litter. Can the council limit the number of takeaways/types of units that will be there?
- It would be nice for Stretford residents to get support to start businesses rather than people from outside the area. Like the council to make sure the majority share goes to local start-up businesses with local people given financial backing and opportunities.
- It will push house prices up and price people out of the area.
- What will happen to the people who live there – can't just give them some money and say just move.
- What's happening to the sorting office?
- Is there social housing that will have to go? If so, what will happen to those people there?
- What are you doing about HMO's?
- What's the process to get a HMO licence?
- Why has the site been chosen for accommodation when UA92 site is big enough?

#### **Group Eleven**

- How are you going to stop landlords moving into the area and buying up properties to rent to students?

- We need families in the area and don't want it all to be students – need a mix
- Families and first time buyers could be priced out
- Hard to visualise how the mix will work, it's all a bit vague
- Carry out studies and look at other places that might have done something similar
- Lacy Street sheet – the artist impression is misleading. We need to see a better drawing and plan
- What happened to the original Masterplan idea of 2 to 3 storey houses with open areas on to the canal?
- Is there an alternative to this idea that would rejuvenate Stretford – could it be done without the UA92? Is it all or nothing?
- Would we be able to put the brakes on the numbers of students i.e. stop after the first phase of 650?
- Need an affordable housing policy

### **Group Twelve**

- Needs some investment
- Too high!
- Large concentration of students, should have a wider spread of students
- Rise of private landlords
- Litter
- Students bringing crime as targets of crime - impact on vulnerable people in community
- Massive concentration of buildings – even with the reduction still too high
- Why does it have to be there and not on the canal?
- Not appropriate for the area – lots of terrace houses
- Number of students – concentration is an issue
- No car parking – requires a transport assessment
- Not a good transport link – trams are full – not enough buses on the routes
- Car park at the moment for commuters – where will they go? It's always full and a valued facility
- Can we use the canal for student transport?
- Single lane with cycle lane on Talbot Road – caused mass congestion – been a disaster
- Wide lane on the Metrolink – could there not be a cycle lane?
- Concern over HMOs – but what about smaller houses? Can this be controlled?
- How could they be enforced?
- Students may not take care of the area, or the landlords
- There's a shortage of housing – need to build houses for local people
- How can we stop the students taking over and forcing out residents

## **TOWN CENTRE**

### **Group One**

- Shopping elements needs to be smaller 'cos it is more community – 'cos more people going to Manchester & Trafford Centre
- carry on with what you are doing – read your plans
- Mall offers very little in evenings
- Greater M/c Spatial suggesting residential

- Food & beverage related commercial element
- Develop some of student accommodation on Stretford Mall site
- Query parking – plans to improve multi-story
- New residents could have parking spaces
- Cost of high leases is a myth
- No rent increase in 3 years
- Problem Mall closes at 6pm but no demand for it at present to stay open later
- Considering putting in GP surgeries & employment training
- Already a dentist in
- Mixed use is best
- Are Council injecting £££s into Mall?
- Council do not own it – privately owned by Lunar Stretford SARL
- O'Brien's on a long lease
- Aldi & Costa increased footfall by 10%
- Also 3 hours free parking.

### **Group Two**

- We need a town centre – there isn't one at the moment, a square would be great
- Mall never going to fundamentally change – take off other (south?) end of Mall completely – or demolish the whole thing
- O'Brien's pub – focal point for town square or demolish
- Opportunity for entertainment and great buzz and evening scene – create this towards canal, not away from it
- 1<sup>st</sup> Mall was cool and trendy when built – past its sell by date
- Rates are too high – off putting for retailers
- Closes too early – 5.30pm, ridiculous these days – 8pm would work
- Busier than people think though – social hub, warm and dry, place for the elderly to meet
- Branding very dated
- Town centre should be by canal
- Look at Urmston (Eden Square) and Chorlton – site by canal could be exciting and really regenerate area – somewhere to come together
- Small independent shops, more upmarket – don't assume no money here, there is – there's a lot of money that's not being spent here
- Give us some nice apartments – change the mix
- Please can we keep sorting office
- Shops down side of Essoldo – make walk from tram better
- Retailers/units? Fresh bread, deli, organic fruit and veg – Unicorn style (Chorlton), butcher – but these things won't work in Mall
- Mall suits a purpose – basic shops, just open later, reduce rates
- Parking charges and chance of a fine really puts me off – go into Mcr and Trafford Centre
- Love idea of demolishing it – we need a square with nice shops

### **Group Three**

- How will students really benefit the residents of the area?
- Where do we class as town centre?
- (→ Wider than Mall → Stretford House → lights → tram stop → King Street)



- Are all houses safe?
- No proposals to CPO any purchases (including Dorset Street)
- Residential rather than student accommodation?
- TMBC thinks UA92 will generate commerce, link with Trafford College
- Aren't MMU and Etihad doing the same thing in more established area? Why copy?
- Don't want to be surrounded by students!
- What is the difference between Uni and U Academy?
- It is a University. Brand name is UA92 but it's a University.
- We are residents, we know area well.
- We know how to get to canal etc.
- Language feels negative but actually residents like bits of it as it is.
- We use term Town centre but it's not a Town Centre.
- Stretford lacks a Town centre. Students might create a regeneration. Nothing going to happen to the Mall unless we make it happen.
- Extra 20% population – who will have no long term connection to the area – students.
- New university – we already have 3 – don't we have enough already?
- “Studentification” – there is a tipping point – 6300 students mentioned. Current population Stretford 10,000 – this could skew the population. Recent research on this being a bad thing for an area.
- Students don't pay council tax – so where is the value to the area? Are we not being told something? Will it really create the job opportunities?
- Why not do more like Urmston with a mixture of residential and shops. It's the student aspect of it than concerns us the most.
- Car parking issues re students – they will park on our streets.

#### **Group Four**

- We only pop into S/Mall if we have ran out of time to proper shop
- Family F +B
- External access to S/Mall car park – yes
- Potential to use 'Lay bye' lane in front S/Mall to have F+B outside + King Street. Make it customer friendly. Looking from A56. See Chorlton as model
- What is replacing the piece that is being knocked down?
- *Applying for planning to demolish – Potential for THT and affordable homes? – Commercial with Residential. Potential F+B chain*
- Look at Urmston - Eden Square – like that model
- Opportunity –to be lovely outside. Artisan Market – Trafford own land.

#### **Group Five**

- Concern that the redevelopment plans could lead to an increasing number of fast food restaurants
- Could we not look to demolish the Mall and start again
- There was a view that the “old” car park puts people off going – could do with an external lift

#### **Group Six**

- The Mall isn't the town centre, mainly due to the urban motorway.
- Since the subway has gone we need access bridges or something radical to

engage the community.

- Currently it feels that the council are just putting sticky plasters on the issues.
- Why are the shops empty and what is the council trying to do to encourage SMEs to be part of the mall, local independent shops would be beneficial? Examples of how successful Altringham market and town now is.
- Retail has changed; we need more than just shops such as a play centre or evening entertainment.
- Increasing the market/footfall – when we talk about this are we just saying an increase to students living in the area and not the people in the community.
- Students – this is just an assumption that they will increase the footfall, and most students will get on the tram and head out of town to Manchester.
- Students will just increase takeaways/cheap food outlets and students will not add any additional positivity with the Mall.
- We need green space for our mental health.
- Opening hours needs to be evening /late.
- Since there is an urban motorway we need to try and use the space as best as we can.

### **Group Seven**

- One of the main concerns that residents have, and a theme that the conversation kept coming back around to was the actual lack of a town centre for Stretford. The facilitator asked where residents considered the Town Centre to be, and several answers were given:
  - The cross roads of Edge Lane and the A56
  - Stretford Mall
  - Kingsway
- Residents did not feel that the proposals were going to improve the town centre. There was a lack of understanding how the council were going to be able to influence Stretford Mall – this is privately owned.
- There used to be some lovely shops on Kings Street.
- Stretford Precinct is VILE. You don't go there because you want to, you go there because you have to. You don't want to spend any longer there than you have to.
- Stretford needs to have somewhere to go where you would enjoy, it needs to be attractive and make you want to visit it for the afternoon, and actually spend some time there.
- Residents were asked to consider what they did want for their town centre:
  - Shops on an open street
  - Shops that were open later into the evening
  - Would love something similar to what Urmston have – it's really nice to visit. It's a great example of where there has been a reduction in the volume of units available, but a vast increase in the quality.
  - Want to have an outdoor market.
- Residents mentioned the development near Stretford Mall – the benches that have been put in place right next to the cross roads – it is not a place where you want to sit and breathe in the traffic fumes, air quality is not good.
- A resident felt that everything about the plan is resulting in more cars and more traffic. The more residential blocks that are created, the more cars there will be.
- Edge Lane shops were discussed – they have been vacant for such a long time

which may be down to an owner issue. To make the most of this area, there would have to be more accessible to disabled. It would be a really nice area to maybe increase bars / cafes.

- It's a massive site, massive opportunity that is missed and it should be in scope for re-development
- There used to be more trees on Edge Lane – would be good to have this again.
- Stretford is geared for cars, not for pedestrians – and look at the amount of money that has been spent on improving the junction with A56. There were very mixed feelings about this. The principle of what's been done is good, but there are still issues. In particular, the junction needs a filter light to enable motorists to make a safe right turn.
- The end of the group discussion came full circle to say that Stretford really does not have a town centre, and residents want one.
- Bulldoze the precinct

#### **Group Eight**

- Town centre is the Mall
- A56 huge road through the middle – big division
- Edge Lane could be the town centre, but needs to be more developed, as could the space outside the public hall
- Barton Road – is open after six, has shops, take away and SIP club
- Could be similar to how Urmston has been developed – good example of a how a precinct could be
- Mall doesn't attract enough people, thinking about how many people drive past. Can CPO happen at Stretford Mall so it can be demolished?
- Tunnel under A56
- What shops could be an anchor? (big names to draw people into the Mall)
- Shields traffic noise currently
- 30 mph speed limit – nobody takes any notice and it is very congested. Traffic lights not in a chain. Barton Road slip road dangerous as can't do 30 mph. Pedestrian crossing now so should be 30 mph (better signage)

#### **Group Nine**

- Residents asked "What's in it for us?" Didn't believe or trust the council when it said prosperity would follow the university.
- Complaints from a trader about cost of rents at the Mall.
- Concerns over a rise in HMOs if student accommodation is built in the area, reducing housing for young families in the area. "We don't want to become a student area."
- Worries that everything was happening too fast and it would change the community.
- One lady said she was not on-line and had received very little information about the masterplan. She said the council should look at other ways of communicating the plans to people with no internet access.

#### **Group Ten**

- Put accommodation on UA92 site and put leisure centre on Lacy St site.
- You're wanting to make it a student town, it's not about the community then.
- The Mall can't grow because of its opening/closing times

- Takeaways – concerns over these kinds of businesses. It could turn into a Wilmslow Rod/Fallowfield.
- Need to get rid of the Mall – opening hours are a problem.
- Take the Mall's roof off – Urmston is really nice.
- Everything's going to young people.
- Needs to be done right.
- We've waiting a long time for something good to come.
- Students will come to Stretford and use the leisure centre if we put it on Lacy St.
- Nothing to spend money on in Stretford at the moment.
- This could derail Stretford and turn it into a student ghetto.
- Need to approach Apollo and say we want different shops, open up until 11pm. Rents are currently too high.
- Want a nice simple playground near earing places.
- Desperate to spend money in Stretford but can't.
- Need the Mall to work for us all.
- Put a community market in the Essoldo.
- Malls needs external units and you could then shut the interior units while the external ones stay open.
- Need a night time economy that takes residents into consideration.
- Canal is a big asset.
- Can we put the student block further back? It looks an eye sore.
- What part of the Mall are they knocking down?

#### **Group Eleven**

- Does the 'town centre' just cover the Mall?
- What are the proposals for the space down from the tram stop i.e. shops on Edge Lane as they look a mess. They all seem to be up for sale so it should be quite easy to buy them
- Students have different needs from a town centre from residents – what is the vision?
- Shops would be opening up to cater for students and there's a danger they will all be takeaways and bars. We don't want Stretford to become another Fallowfield so how do you stop this happening?
- It's been great over the last few years seeing parks / schools flourishing with influx of people. We all want to make Stretford better. But would this continue with lots of students living here?
- We don't want lots of homes of multiple occupation – it will change the area so how will that be managed, can you do anything with legislation?

#### **Group Twelve**

- Radical change is needed – the look and feel
- Need green space in and out, water feature
- Need more restaurants not takeaways
- Responsible licensing decisions
- Will it increase footfall?
- Could the Council buy the Mall?
- Could Stretford look like Urmston?
- Reduce the size

- Building is underutilised – open it up and have cafés etc
- Quiet in the evenings – people don't know it's open later
- How do service charges work?
- Who owns the mall?
- What's the proposal for changing it?
- Not a practical building – can't let all the space
- Stage 1 – new entrance
- Demand for housing problem – can some of it be social housing?
- Radical change – not a bit by bit approach. Piecemeal not masterplan
- Knock it all down and build something contemporary and more attractive
- Masterplan to integrate Stretford Town Hall
- Can't compete with Trafford centre – old people use it. Needs a high street approach
- The Arndale can afford with students coming to have a radical rethink
- Plan went in in June (for partial demolition of Mall) – didn't know that UA92 was coming – done in isolation
- Freehold is owned by Trafford – How many years left – a lot – need to check
- Nothing in the town centre to draw you in – you go somewhere else
- Could it be reopened – reinstate King Street
- Masterplan needs to consider the whole town – not a piecemeal development – start from scratch
- Mall is practically defunct
- Will Tesco reconsider?
- UA92 giving us new options – what about the impact of Brexit?
- Student population – October to the summer
- Stuck in their own enclave – they will go into town and won't be buying locally

### ADDITIONAL COMMENTS

#### Group One

- EIA SCOPING REPORT – GARY NEVILLE shows narrow strip of green opposite retirement home road will be impacted if his planning application goes ahead
- Masterplan thin on detail ( why having consultation)
- Volume of traffic a real concern on A56
- Need to enforce 30 mile per hour
- Why won't signs put up re new crossing on Chester road?
- No beeping for visual impaired people on crossing
- Need a camera on box junction of Lyme Road & Kings road
- Work in partnership with Longford Park
- Has a Community Impact Assessment been conducted by Trafford Council? (positive & negative)

#### Group Two

- We feel that is a done deal
- We gave feedback last time and we weren't listened to – what's changed?
- If enough people said they didn't want something, would that actually affect the decision?
- We see nothing for us, the community

- The message you are sending out is that 'students will save Stretford'. We don't need saving – we have community spirit, passion, ideas, and money to spend
- We need the right town centre and the right places to go, socialize and shop so that we spend more of our money here
- We're passionate about Stretford – give us a reason to spend our disposable income here
- Nothing against students but this has to be primarily for the local community or it won't work , this is currently not designed with locals in mind
- This is an opportunity to start again – come up with inventive plans
- Want everyone to say, 'Wow, look what they did with Stretford!'
- No problem with University at all, but no to Lacy st
- We do want change – just needs to meet our needs

### **Group Three**

- The proposals feel like the Council will turn Stretford into Fallowfield – this is not what we want – we don't want a third of our population to be students, loads of takeaways and bars, more cars parked on the streets, higher crime, an overloaded public transport system and houses of multiple occupancy – how will any of this help existing residents? It makes things worse for us not better.
- We don't want Stretford to be like Fallowfield – we want the same deal as Urmston with more residences and shops that benefit local residents and real Trafford people.
- Would hate for Stretford to be 'Gary Neville Incorporated'
- Feels like a lot of this is a 'done deal' – doesn't feel like a full consultation.

### **Group Four**

- 'Road congestion around 'Brian Statham Way' already, how will it cope with University and leisure centre ?'
- 'Accept plans for facilities e.g. Turn Moss etc all look good'
- Tram company have said they cannot provide more carriages to increase frequency
- "Junction Stretford Mall + Lacy St" Major issue and Unsafe"
- Suggested a Survey at traffic – re Safety

### **Group Five**

- Lack of communication other than Facebook over the consultation dates. Little of no invites sent to the public and a high proportion of the community is elderly people who do not necessary use Facebook.
- Locations of meetings could be more community spirited such in community halls so everyone can assess if they wish to attend. Maybe earlier on in the day as people don't want to leave the house when the nights are dark.
- It was felt that the consultation tonight had too much to discuss and there is not enough time to cover everything.
- Feels that the council is not telling us everything or sharing everything with us.
- Concerns with council leaders not having the right knowledge or understanding about Trafford – worries about not making the right decisions.
- Leaders do not care as they don't live here.
- Bringing in a university loses the community.
- Stretford is about families

<ul style="list-style-type: none"> <li>• How will tonight's meeting outcomes/questions posed be written out to all residents?</li> </ul>
<b>Group Six</b>
No additional comments
<b>Group Seven</b>
No additional comments
<b>Group Eight</b>
No additional comments
<b>Group Nine</b>
<ul style="list-style-type: none"> <li>• People were strongly against the student accommodation in its current location. Suggested it should be away from residential area.</li> <li>• Concern that local people will not be able to get access to new leisure facilities because of the high number of students who will be using them.</li> <li>• Observation: half this group was 60-plus, had lived in the area since childhood and had a deep mistrust of the council. For example, they said they were told in the late 60s/early 70s that the Mall would breathe life into the town centre, but argue it never did.</li> </ul>
<b>Group Ten</b>
No additional comments
<b>Group Eleven</b>
No additional comments
<b>Group Twelve</b>
No additional comments

## Public Consultation Meeting: 7 December 2017

Feedback from the second general event, which was held on 7 December 2017 at Stretford Public Hall is set out below. The feedback has been spilt into the five main themes. These were leisure, Essoldo, A56 and public spaces, campus accommodation and housing, and the town centre.

<b>TOWN CENTRE</b>
<b>Group One</b>
<ul style="list-style-type: none"><li>• Knock a big portion of Mall down. * Knock all of it down*. King Street was fine before the Arndale.</li><li>• Trying to make it look much better and more attractive.</li><li>• Restricted opening times? Tenants can say what hours they wanted open. Remodelling Chester Road end may allow it to be opened up at other times.</li><li>• New space will probably include housing – How much?</li><li>• Don't know.</li><li>• Mall no longer fit for purpose – better to get rid completely.</li><li>• A56 cuts our community up. New crossings are actually dangerous. Essoldo – it's shameful to look at – can be opened up to community -Lacy Street would be better used for community facility.</li><li>• Will there be a town square?</li><li>• Stretford needs significant investment to get ball rolling and then create more investment. Reservations infrastructure needs to move with town centre facilities e.g. Doctors/Dentists etc. Needs to be a whole town approach.</li><li>• Doctors surgery – currently only one – moving to Longsight. Is the CCG going to address the lack of Doctors in Stretford?</li><li>• The shopping centre could accommodate other community assets – Doctors/Dentists etc. Also a community hub. Could library sit in the new mall?</li><li>• Library – nice building, don't want to lose it – no current plans around it.</li><li>• Like the idea of the mall being used for the community use.</li></ul>
<b>Group Two</b>
<ul style="list-style-type: none"><li>• Does the Refreshed Stretford Masterplan have a legal Status?</li><li>• No, there is no legal status. We are still consulting. The plan won't be adopted.</li><li>• Residents feel that Stretford Town Centre has been spilt into two halves. (Chester Road)</li><li>• Stretford residents have mentioned that the new crossings at the A56 Junction are scary to cross; the Council needs to be made aware. This is down to the green lights and the speed of the cars.</li><li>• General feeling in regards to the crossings near St. Matthew's and St. Anne's churches.</li><li>• Residents also mentioned that when you turn right of on Edge Lane, this creates a blind spot.</li><li>• The Council has been asked to consider erecting a bridge near the A56 junction for pedestrians to use.</li><li>• The Residents have asked for clearer signage around the A56 junction to showcase the speed restrictions on Chester Road.</li><li>• The residents agree that the town centre was situated of Stretford Mall, Stretford Public Hall, The Essoldo and Lacy Street car park.</li><li>• A number of residents have mentioned that Stretford Mall should be demolished</li></ul>



and that a high street should be placed on the site instead.

- A number of residents mentioned that Stretford Mall feels very dated and that there should be fire-proof cladding to attract more people to visit.
- Residents have stated that the multi-storey car park at Stretford Mall should be more feasible.
- Residents have asked why are the Business rates in Stretford higher than anywhere else in the borough.
- The residents have stated that they would like a night-time economy situated alongside the Stretford Mall front, the Essoldo, Lacy Street and Edge Lane. With Edge Lane being the best location.

#### **Group Three**

- Better use of the MSCP is needed – currently under-utilised eg parking for students
- Could MSCP be turned into some sort of venue
- Support toward plans for the new Arndale entrance and extra residential accommodation
- Need more community use of the Mall
- Could the LC be relocated to the Mall ?

#### **Group Four**

- Happy to see something at the mall, knock it down and rebuild.
- It's great that Aldi is there.
- It has been a warm and safe place for older people, we must not forget this.
- It is very clean and the staff are lovely.
- It is an eyesore and we should knock it down.
- It is not attractive on the outside.
- It's taken the heart out of the town.
- Maybe consider how St Mathew's church can be part of the change, green space and maybe a square.
- We need to open the building up.
- Can you put flats above IE like Urmston
- Could the library go there?
- Road structure is the main issue.
- Infrastructure needs to move with any changes to the town.
- The first floor should be all about community space.

#### **Group Five**

- Where is it? – Haven't got one? Stretford Arndale?
- Agreed that the centre = Stretford Arndale but there's new bits – Aldi, Costa etc on the outside and the middle bit (inside) is now vacant & the activity is being sucked out. No need any longer to go in to mall.
- Sorry that Aldi there and Tesco is a loss and was a mistake to let it go.
- Car park – separately owned, and some felt that changing policy was wrong. Even though 3 hours are free this might change if Lacy Car Park goes then might start changing more with captive audience.
- Nightmare to cross the road – filter makes it dangerous, phasing bad of lights.
- Want to have cameras to enforce the lights and allow people to cross road. Speed cameras and signage.
- Need to change the filters as they are confusing and people having conflicting rights of way.
- Also cars race through on amber/ red.

- Put off cycling because too dangerous. What about Dutch style as at Oxford Road? Reduce space for cars on the road. Free for all at the moment.
- Better road markings especially shared space – pedestrians/ cyclists. Register bikes with a number so can chase up cyclists that break the rules.
- Lacy St – building too tall, will make Stretford too dark.
- Is there the level of need for this number of students? Students may not be living away so much in the future.
- Partnership with Trafford College: Trafford College has no student accommodation. Why does this university need all this accommodation as courses may attract more home students.
- 6 bedrooms to one bathroom? Is this realistic?
- How to future proof?
- Feel pushed out – feel that it's all about students, disrespecting existing residents. Students inevitably transient.
- Would prefer mix of affordable housing with mix of families and students.
- Fallowfield – bad example of what happens if you have too many students – attracts crime.
- Pleased that canal side accommodation has been recommended for refusal.

#### **Group Six**

- Work done recently on Mall entrance has been an improvement
- Support toward plans for the new Arndale entrance and extra residential accommodation – above the Mall?
- Need more community use of the Mall – it's a community hub, especially in bad weather – warm and dry
- Pull it all down
- Use the side by the main road more – cafes opening onto pavements etc , make look more inviting
- Reduce rates – prohibitively expensive for all but chains – want more independents

#### **Group Seven**

- There isn't a town centre – there is the mall but it doesn't constitute a town centre
- Mall was once a great mall
- Cinema at Essoldo could help with the identification of a town centre
- Stretford Town hall needs to be transformed
- Tesco and Aldi dominate the current area – attributable to demise of mall
- Why are businesses failing? The demand needs to be managed and increased
- No cafés or general meeting places currently – missing this facility. Need somewhere people can come together to meet and relax
- Lots of potential to develop a community centred area
- The mall itself is a monstrosity
- Plans should be driven by existing residents
- Expand the range of shops in the area – don't need any more budget shops
- Make use of the canal area – would work well as a central hub
- Student accommodation site would be better if there was a mix of accommodation - affordable housing. Too compact. Basic design – mix will bring vibrancy
- Different commercial elements and use
- Need to understand how students will impact the area generally – students

themselves won't bring money into the area

- Local residents need to retain feeling that this is their area
- Open up Mall – should be outward facing
- Need to use the opportunity wisely
- Sorry to hear that the Mall is gearing its development around the students alone.

#### **Group Eight**

- Concern about the empty units.
- It is still widely used by the older members of the community so we don't want to discourage them
- Roof is part of the solution and also the problem, doesn't feel like it's part of a district and has no locality feel.
- The Mall is ugly and un-inviting
- Need to integrate the library into the town centre to better connect maybe across Kingsway to the mall.
- Need to look at Kingsway – no frontage
- Close the subway it isn't used
- A56 Crossing – still too new and was the worst decision made. The traffic is slowing down bit by bit but still too quick. Why did they close the subway?

#### **Group Nine**

- Concerned that Stretford Mall being knocked down – and that they did not all know about this. This was pointed out that this was out of scope of the consultation – private decision by Mall owners.
- Height of proposed buildings is of real concern – residents are keen for buildings to be as low as possible
- Why do students get to live next to the beautiful canal? Residents are concerned for Students safety and the close proximity, and also that students will not respect their environment.
- The general consensus is that the current design does not open up the canal, it closes it off more to residents, and creates a bit of a barrier because of the proposed high buildings.
- The canal area will become the domain of students, not existing residents
- People really concerned about car parking, and lack of it.
- Could there be an underground car park?
- Concern from residents that current public transport cannot cope, and this development will make matters worse. However better to encourage more use of public transport than to have lots of extra cars in the area.
- Real concern over the new junction of Edge Lane / Kingsway / A56. Crossing this road feels very frightening. So to have students doing it is also of concern. 'Trafford will have blood on it's hands before long'. i.e. someone is going to get killed – and students are vulnerable as more likely to be risk taking and drinking.
- Speed of cars through the junctions still a major concern.
- Why can't the cars go underground?
- There is a role for police to try and enforce the restrictions – i.e. speed, dangerous driving
- Lights need to be better sequenced to enable a person to cross the entire road in one go.
- Filter lights need to be reinstated when turning right from Kingsway to the A56.
- There should be cameras on this junction

- There are some really lovely buildings along Edge Lane – residents concerned that these will be demolished – these are an asset that should remain.

#### Group Ten

- Is there potential to use under-utilised parking at the Mall for students and other users?
- What plans are there to develop the Mall? Offer is lacking and disappointing made worse by the decision for Tesco's to vacate the premises.
- Will there be a review of opening-hours around the Mall in-line with developments to encourage better use or foot-fall? Hours now don't really work.
- How will the mall attract students? Current offer isn't appealing unless better retailers are attracted to the sight.
- Does the Mall need to stay? Why can't it be knocked down and re-built? Don't understand why the land couldn't be subject to a compulsory purchase like other sites
- The key issues is that Stretford has no 'high-street', which some feel is need more than the mall.

### LEISURE

#### Group One

- Great that we get new centre.
- Told shared and told full access.
- Shared with students – do they get priority and we have to be timetabled in? –
- Not only for students or locals but actually for both. No less access than currently for locals: it will help local area be more active. Not timetabled for particular slots to community – open to all.
- Is Stretford L/C currently under used? What guarantee that classes will stay and we can get on to them?
- Plans not very clear – assume still under development. We want the community to be part of designing it. Why can't we put on more activities similar to those that are popular now?
- Should Leisure Centre be on Lacy Street site and students be near the university? – basically swap the sites? This would be Popular with residents. (Swapping it over).
- Student accommodation should not be 16 stories high
- Will L/C happen whether the university happens or not? Is plan viable without students?
- Financial modelling is based on a certain number of the students. Bigger population of students gets a bigger investment – scheme may need to be smaller if university doesn't happen.
- Is it right Salford City football want it as a training ground? – Yes but only a small part – the rest will be for community use.
- Investment into this is predicated in a tenancy – this brings a revenue scheme.
- How much community use? MUFC/MCFC are closed to public – will it be the same? Will there be fences blocking big chunks of it?
- We need to ensure we keep a good proportion of green space.
- How much will be used by community?
- 75%.
- Trim trail being proposed. Really want to see this developed – and have

activities run along on the trim trail by Trafford Leisure.

- Do not want pedestrians and cyclists on the same tracks.
- Currently use George H Carnell for some activities – people not being directed to new facilities in Stretford.
- Lacy Street easier to get to by bus and tram – better spot for Leisure Centre.
- Steam and sauna facilities need to be included.
- Can Leisure trust provide education facilities especially for e.g. teenage girls and lack of physical activity? Promoting health and well-being.
- Social subscribing has been building and being used more.

### **Group Two**

- A resident mentioned that Turn Moss is currently in “shambles” and that it is inappropriate to develop on Greenbelt land.
- The resident asked why the Council has started to develop to greenbelt land.
- It was mentioned that Salford City Football Club have promised to pay rent for use of Turn Moss if the football pitches are fit for purpose.
- It was mentioned by residents that this is a form of privatisation of Greenbelt land.
- The Council response that Trafford Leisure would be leasing the land to Salford City Football Club and that as part of the arrangements, SCFC must allow community use onto the pitch. (i.e. Community use includes Schools etc)
- Residents responded that this is not good enough as the local community (i.e. residents) will get no use from Turn Moss.
- It was confirmed that there would be an installation of a 4G Artificial Pitch which will be open for rental by local residents. This will be controlled by Trafford Leisure.
- It was mentioned that if Turn Moss is too busy on a Sunday, the 4G Artificial Pitch will not be rentable for that day.
- Joanne Hyde confirmed that the Café located on Turn Moss will be owned by Trafford Council and will be operated by Trafford Leisure.
- A resident mentioned that a café is not needed on Turn Moss as there is currently a café at Longford Park (opposite Turn Moss).
- It was agreed by residents that the changing facilities in Turn Moss are inadequate and distasteful.
- It was confirmed that the changing facilities will be fully refurbished with the residents getting their own facility and SCFC getting their own facility.
- It was confirmed that there will be no changes to the car park.
- Residents agreed that Stretford Leisure Centre should be modern and fit for purpose.
- Residents agreed that the classes taught in Stretford Leisure Centre are fantastic.
- Residents noted that there is currently no sauna / spa at Stretford Leisure Centre and asked if one could be installed.
- It was mentioned that 25% of the time, Stretford Leisure Centre is in use, whilst 75% of the time, it isn't.
- Residents asked if the new Stretford Leisure Centre will be restricted to the students of UA92.
- Trafford Leisure and Trafford Council responded “No, the land is owned by the Council and so the residents will have full access”.

- Residents have asked if the Leisure Centre can be relocated to the Lacy Street site.
- Residents mentioned that there will be no transport links to the new Stretford Leisure Centre.
- Residents have stated that Trafford Council have a message that we want to increase the use of the Stretford Leisure Centre, and ask if Trafford Council can guarantee this with the increased demand due to the closure of GH Carnell Leisure Centre and the UA92 Students.

### **Group Three**

- Major points made were about access and that full public access to be available for all facilities at all times – not just off-peak
- Need to look to expand on some of the existing provision – ie make sure the swimming pool is large enough
- Need to protect activities such as women’s only swimming, gymnastics and mother and toddler groups
- Could the LC be relocated to Str Arndale to pick up trade from Chorlton?

### **Group Four**

- A major concern about the current disability groups moving to the new leisure centres, can these groups be accommodated and can the council check their thoughts.
- The council has a long history of removing facilities from the community.
- The community want the same access to the leisure centre as they do now.
- How will we book sessions? And will it go to students first?
- Is it a sports centre for the community or will it go to students first?
- With the leisure centre going on the university grounds it feels like it will be for students and the community will only get a small look in.
- The leisure centre is not always full so the move could ensure 100% capacity which is good.
- We need to have continued dialogue, could we have a community board once the new leisure is set up and running.
- Pure Gym – the council can learn from this company.

### **Turn Moss**

- Layout, previous plans have never showed Salford football club being part of it, why was this never disclosed.
- Why wasn’t this ever put in the first plans, a cover up?
- This is another thing that will be owned by football stars with money.
- Public misinformed and this is frustrating.
- With Salford coming in, what will happen is a 2 metre fence will be used around the ground so no one gets in a night meaning it will look awful.
- Will there be food facilities there?
- Again, how much is this for the community and no one trusts Gary Neville.
- How about parking – this will be an issue and the road.
- The only people currently using it is dog walkers so different people could be good.
- What else is planned there? Only the trail?
- Who will be paying for the pitches IE drainage
- If Salford FC is going there does the council have a set of business plans?

**Group Five**

- Want to maintain a leisure centre in Stretford, current centre is not great.
- Turn Moss proposals
- Currently often flooded – that area is wanted by Salford Football Club & drainage so could be used [used to be very high standard]
- Concern that will increase gridlock in Stretford
- Salford Football Club want to fence off these pitches (1m high) to maintain standards (eg stop dog fouling). Likely to be used weekdays 9-2, not weekends. Maintain access to other areas.
- Bit of confusion – will the three pitches be fenced all together, so dog walkers wouldn't be able to walk between the pitches?
- Add another floodlit pitch all season for the public, with a booking system, with higher fence.
- Fencing would restrict view? And also mean that space currently open to all will be inaccessible, and the players will not be local.
- (Put a community programme in place in the evenings?)
- Parking – will this be adequate? Timing of games means this may have less impact?
- Could there be more controlling of the parking and the access? Do people want more car parking? Or green space? Community café? Upgrade to changing areas.
- Why all football? Why Salford not Trafford? What about women's football? What about eg, Lacrosse?

**Group Six**

- The community need to come first, not students – guaranteed full access
- Concerns about access – busy main road – improve cycle route and walking routes/lighting
- The leisure centre pool should be bigger than the existing one.
- All current classes and activities should be protected
- Too many fast cyclists using the canal towpath.
- It would be good to extend the existing opening hours of the leisure centre – needs to be open later in evening – would help control extra usage by students
- What is the Council doing to encourage residents to exercise more other than spending on leisure centre
- Will this be open before the old centre closes?
- Concerns about people from Old Trafford using centre – more usage as well as students
- Turn Moss – leave it as it is – natural and underdeveloped
- One resident happy about the flooded area being drained but would like to know how that will be done
- This will make current parking and traffic issues round Turn Moss even worse than they already are
- I'm very happy that we're getting a new centre – old one is past its sell by date.

**Group Seven**

- In favour of fencing to prevent dog fouling
- Access road is too narrow – increased traffic – need to consider traffic beyond turn moss and the impact
- Why are Salford involved? Why are UA92 not willing to do this?
- Massively under used at present need to increase use
- Public open space – are there any other ways in which the areas could be used

rather than just football?

- Can the area be made more inviting/accessible/visible? Walking activities etc?
- Current facility is too tucked away – the new centre needs to be attractive and visible
- Heard it will only be open/accessible to residents at certain times? Is it enough to accommodate everyone?
- Needs a pool/Gym – plenty of classes. Variety of classes to attract all ranges of users and need to ensure that it doesn't become exclusively for students
- Need to ensure that it is recognised as a community centre
- Why can't it be located on the student accommodation site? Is it the right place for it?
- If it is done well, it could work.

#### **Group Eight**

- Suggestions for activities include:-
- Proper disabled access
- Swimming Pool
- 24/7 access
- Jacuzzi, Spa, Sauna
- Dedicated children's area
- Ladies only facilities#
- Badminton, squash
- Roller Disco
- Library
- Things for the community to do together

#### **Group Nine**

- There was concern that the new leisure centre would be a facility dedicated to students. It's clear that the community need to come first, not students.
- Residents felt the leisure centre must have a pool, and that it should be bigger than the existing one.
- There should be a well-equipped gym.
- One resident felt that there should be a link between the leisure centre and community cyclists, this could help to raise awareness of safe cycling along canal which is seen as a problem at the moment. Too many fast commuters using the canal towpath.
- It would be good to extend the existing opening hours of the leisure centre to meet a wider segment of the community.
- Leisure centre should also promote other ideas about using Stretford – i.e. not just confined to the building, but encouraging more use of other leisure areas / outdoor spaces.
- Some concern that George Carnell also closing.
- Turn Moss – some residents concerned about preserving the eco system, and so opposed to the changes and addition of pitches on this facility.
- There are currently massive issues with regard to littering on Turn Moss, and this is only going to get worse if more development takes place. So who will be maintaining this area?
- Fencing off the pitches – people not keen on this.

#### **Group Ten**

- Don't understand the need for change?



- Worried about being displaced from Leisure Centre due to demands of the student population and the closure of George H Carnell
- Some felt that people didn't know what was going on
- Don't understand or are suspicious of Salford FC role at Turn Moss, concerned that this will grow and public will be squeezed out.

## ESSOLDO

### Group One

- Don't want to use wrecking ball – want to use it.
- It's listed and lovely inside – use it better.
- Used to have a huge Piazza in front of it.
- Very big, listed, huge footprint.
- Shops on Edge Lane also part of the whole scheme.
- Sinful the way it's been allowed to deteriorate.
- Would be good to see something like Sale Waterside - good to use in a similar way.
- Keep the performance space but not viable as only this – would all the community use it?
- Eatery/shops are ideal for it. Pop up shops/Arts etc.
- Nothing much currently in Stretford this is a community with no night-time economy.
- Don't want something dominated by any part of the community – don't want it to be dominated by alcohol and only bars.
- Something like what happens in the Northern Quarter (Jewellery)
- Would need to pay it's way – it would be a catalyst for improving the area like Beech Road in Chorlton. Arts organisations having space to use it is important to local people.
- SPH and Essoldo could support each other – spin off for each other maybe? Use SPH for spin-off workshops. Needs to not detract from SPH – maybe move library into SPH or Essoldo?
- Essoldo would need to generate business rates to support the running of the building.
- Parking – use existing fenced of car park at the back. Would people use on-street parking? –
- Council would want to discourage this. The canal creates opportunity for better use.
- Canal frontage currently has a wall that is about to collapse – could it be repaired to open things up?
- Grade 2 – can you build parking underneath?

### Group Two

- A resident mentioned that there should be a walkthrough connecting the Essoldo and Stretford tram stop.
- The resident asked if a bridge could be created to accommodate this.
- Residents have asked if there are any plans currently for the Essoldo.
- No, however a number of residents from past events have come up with the following ideas:
  - A community hub
  - A student hub with community use
  - A theatre
  - A food hall

- An arts centre
- Residents asked if the purchase of the Essoldo will happen.
- We are looking into it.
- Residents asked why the ice rink never happened.
- A resident asked if the Essoldo could be de-listed.
- The answer was that the Essoldo could potentially be de-listed; however the time needed to de-list the Grade II building and having to gain approval from the Secretary of State would prove too lengthy and filled with complications.
- Residents have stated that the Essoldo is fundamental for the community.
- Sarah Pearson was asked for her views on what the Essoldo should become.
- SP responded mix-use but did not clarify.
- Residents asked Cllr Stephen Anstee if the Grade II listed Essoldo building is listed both internally and externally.
- Rebecca Coley clarified that the majority of listed buildings within the United Kingdom are listed both internally and externally and that the Essoldo falls under this category, it was also mentioned that the interior of the Essoldo remains intact.
- As the Essoldo is listed, we must have a heritage person inspect to preserve the interior of the Essoldo.
- Residents mentioned that whatever happens to the Essoldo; it must be sustainable for the community and that the land should not fall into destitute.
- Residents asked when the plans for the Essoldo will become finalised.
- SP responded that it varies, it depends on the Chief Execs report and if we plan to progress. No definitive answer was given.

### **Group Three**

- Strong support for a concert and theatre venue or potentially an arts centre and gallery with local exhibits
- Needs to be a community facility and not just student use
- Positive reaction overall
- The facilities provided need to be affordable for local residents
- Alternative use was a location for student societies, ie rowing club – given proximity to the canal.

### **Group Four**

- It's a complete disaster and has the council bought it yet, will it ever open?
- A roller rink is already in there.
- Will the council complete a CPO?
- The shops at the side what can the council do to change it?
- What sort of things does the council think they should do with it?
- Its need to be a recreational place for all.
- Something like Altrincham market.
- The scale of the project is huge, who will manage and complete the works.
- Who is paying for all the work? Concerns with where the investment is coming from.
- Who will be the client group; it needs to be financially viable.
- People are just so frustrated.
- Is this for the community or just for students?
- Brooks building in Hulme – it's become a community building so worth the council looking at how this works.
- Northern Quarter, a good example of regeneration of small businesses.
- How about pop up businesses.

- A covered walkway will be required as it will help the divide and also for people to feel safe.

#### **Group Five**

- Should be community use, not just for students: but how will this complement Stretford Town Hall?
- How much will be spent as a listed building?
- Seller won't sell unless compulsory but think it will not be easy to get compulsory order
- Noise for neighbours
- Access to the building – how will this be managed?
- OK to open building but how will 1000 people seater be managed with only car parking for 100?
- Entry from Edge Lane? Then could return current entrance (previously gardens) to previous owner.
- Lacy St car park will go but where will park? How to encourage people not to use cars?
- Even if open from Edge Lane then not enough parking.
- Access for emergency vehicles?
- New buildings on canal bank so again increased parking demand.
- Not wanting bar/ restaurants. Want cultural use.
- One person claimed since 1988 owner has tried to use for a variety of uses but always blocked by Trafford Council although was disputed by other members of public in the group, including doubt as to whether any planning application was actually put in?
- [Experience from Wakefield with similar building]
- Equipment for cinema still in place [but may be out of date]
- Run café and cinema cf Plaza Stockport or HOME Manchester– no need to drive and can capitalise on the proximity of Stretford Tram. Stop people from driving to events.
- Market for use would include the local students; students could be discouraged from having cars. Could have residents' parking schemes.
- Improve public transport
- Already hard to sleep because of traffic noise.
- Why didn't Trafford Council buy it in 1988? Trafford Council bought Stretford Town Hall because of residents campaigning.
- Stretford currently grey and bland. Needs bringing back, merge old and new. No concrete – make attractive cf Salford/ Media City.
- Shop in front on CPO list? Owned by someone in London – thought not to be interested. Some near lights have been done up well, others not.

#### **Group Six**

- Should be for use by all community use, not just for students
- Won't this compete with Stretford Town Hall?
- Isn't it a listed building – how does that restrict use?
- Seller won't sell unless compulsory but think it will not be easy to get compulsory order
- Concerned for nearby residents if nightclub
- Put affordable housing on the land at the back
- Parking concerns – what Lacy St car park will go but where will park? How to encourage people not to use cars?

- Want cultural use – theatre, music, vintage fairs
- Needs a repaint job
- Is it possible to see inside?

#### **Group Seven**

- Difficult to come up with ideas because no one has had access to the building so don't know the potential
- Needs something done with shops to the rear
- Ideas need to be commercially viable to be sustainable
- Could a library go in there? Rumours it will be a university library. Wouldn't want it to be for students only
- Maybe a community cinema would be a great idea – host local benefits to raise funds – would appeal to students and to existing residents also
- Concerns that it will be for students only – needs to be for community use
- Maybe a performance/events venue?
- Must be complimentary to existing/new facilities
- Need to consider 'Chorlton' model – want something original for Stretford itself so shouldn't just copy 'chorlton' model
- Building needs to retain its historical style. Would be a shame to lose character
- Parking in the area generally must be considered – there has been no indication that parking facilities have been considered or will be improved. Don't want current parking problems to be heightened.
- Residents permits? Can be expensive and burdensome but something needs to be done to address the problem. It is a vehicular area.
- 'Passing trade' must be secured – change of use will change people using the area
- The plan again seems rushed – need some good idea and thoughts before decision made
- Info at consultation events is poor and doesn't help to improve understanding

#### **Group Eight**

- Suggestions include:-
- Bring back as a cinema or do something like they have done with the Zion Centre in Hulme which is very popular and has a wide range of community activities.
- Is there a capital pot of money to develop? Advised that there isn't – therefore some concerns about where the investment will come from so need to consider a funding strategy.
- Some concerns about the investment needed to progress the CPO at a time of austerity and budget challenges.

#### **Group Nine**

- Did you know it can hold up to 1000 people!
- Concerns that the current owner will not agree to new plans
- Everyone seems to love the building and feels that there is some real emotional connection – that it is important to Stretford.
- People love the idea of a market – but want it to be constantly changing and evolving – so not the same things all the time. Different theme each week.
- Arts and Crafts was mentioned, but acknowledged that this was what Stretford Public Hall was all about.
- Wouldn't it be great to link the two buildings via the underpass?
- 1930's Art Deco style shops must be kept – i.e. that ones that back onto the Essoldo. This could be a really beautiful area, but restoration needed. Wouldn't it

- be great if this style could be replicated on the other side of the street too?
- People not averse to knocking some windows into the side of the building to make it lighter inside – open to a wider range of uses.
  - Arts centre was discussed but don't want to dilute the offer at Sale Waterside – concern that there could be, market saturation.
  - What about heritage lottery funding to renovate some of the buildings? Or the Essoldo itself?
  - Residents really love this building, but are so sad that it has been empty for so long.
  - Building should have multiple use. People would love to look inside – and apparently you can see the inside on YouTube!

#### **Group Ten**

- Must not be a club for students!
- Can it be a gallery or cultural space?
- Not really sure it will be sustainable!!!
- Been told that we can't have a market like Altrincham even though this would be best use for the site as it will engage local businesses
- Residents would like to see options fully thought out from council
- What happens to it if UA92 is unsuccessful?
- People think it will be the students union? Is this so?

### **A56 AND PUBLIC SPACES**

#### **Group One**

- Environmental impact of A56 – top polluter. How are we going to deuce the pollution? Are green spaces remaining green?
- GM looking at how to reduce congestion on A56 – get more trees – more buses. Double carriages of metro-link. More cycle routes. Cycle paths next to tram or through Longford Park.
- Cyclists and pedestrians on some track – this becomes dangerous – need separate tracks.
- Too much use on Bridgewater Canal so need alternatives for both people and bikes.
- Hoping for more pleasant walking routes (A56 not pleasant to walk down).
- Looking to make Kingsway a more attractive space.
- Kingsway was to have a Town Square- still there?
- Need to see if there is still the right space to do this.
- Traffic – we have reduced A56 to 30mph – not really noticed – not making a difference.
- New crossings are dangerous as the Red/Green men are badly sighted and can confuse people: Agreed this could be better.
- We will do a traffic survey in new year to look at speeds being used and are asking for the crossing lights to be altered.
- People are now weaving in and out of traffic on the Chester Road as it's taking so long to cross – dangerous especially at the crossing on Edge Lane.
- Feels like Stretford will bear the brunt of cars coming off motorway as Chester Road will be used more and more and it will get used even more used than before.
- The more highway capacity you make – the more cars can use it.

- Car sharing, changing of working hours and patterns will help – we will explore all of these.
- Look at how to manage the flow of traffic through Stretford differently and discourage cars using the residential roads when Chester Road clogged.

### **Group Two**

- Residents have asked the Council to sort out cycling routes/walking routes alongside the Bridgewater Canal.
- Concerns have been raised that the Bridgewater Canal is dangerous for cyclists.
- Residents have raised concerns over public transportation:
- The Trams are overloaded, more trams are needed.
- There is a shortage of buses, more buses are needed.
- A number of residents have stated that the Lacy Street site should become green space with cafes which cater to the local community.
- Residents have raised concerns that there will be no public access on the Royal Canal Works site.
- Residents have asked if a bridge connecting the Royal Canal Works site from the Lacy Street site can be constructed.
- Residents have raised concerns in regards to the Masterplans wording of “potential development” on Sites 12-14 (Green Space), residents have protested that this should not happen and that more trees should be planted as they protect us from pollution.
- One resident mentioned that there is a “ultimate solution” for the masterplan:
- For the Council to create a tunnel from Site 17 (Stretford Gyratory) to Site 14 (St. Anne’s Church).
- To reduce the width of the A56 Chester Road by half and to plant trees above.
- For the Council to create a fully costed benefit study.
- Residents have mentioned that Stretford Mall is the only place you can site outside in Stretford and that they’re breathing in pollution by doing so.
- Residents have asked Amey to keep the area well kept.
- A number of residents have mentioned they have seen improvements from Amey in the past couple of months.
- Concerns were raised by other residents that this is due to the Masterplan and not for the sake of the Stretford Residents.
- Residents have mentioned that Chester Road (Opposite Stretford Mall) is visually unpleasing to look at and have asked Amey to keep up maintenance.
- Residents stated that they were uninformed that trees were to be added into the central carriageway on Chester Road and that this is the first time they have heard about this.
- Residents are however, supportive of this idea.
- Residents have asked the Council not to remove any trees from Stretford and to add more instead.
- This has further been touched on, that if the Student Accommodation does go ahead, for trees to be planted around the Lacy Street site to mask the Student Accommodation.
- Residents have asked the Council to make Victoria Park more relevant as the park is part of the Town Centre.
- Residents have asked for more Signage and Signposting to promote Stretford and Stretford Mall.

- Residents have mentioned that “Match Day” traffic is horrendous; can the Council do anything in regards to this?
- Adding toll booths alongside the A56 was mentioned to help with congestion.
- The residents have mentioned that there are thousands of cars passing Stretford Mall every day and yet Stretford Mall is struggling. Why?
- Residents mentioned that all they want for Stretford is to live in a nice, clean area.

### **Group Three**

- Pedestrian and cycle routes need improvement
- Concern at pedestrian safety on the canal towpath caused by the increasing number of cyclists
- Support towards another cycle path on the other side of the canal
- Need to improve links between the library and Str Mall and improve the landscaping – this could encourage some of the retail units to become outward facing

### **Group Four**

- Example is Victoria Park – lovely space.
- Biggest mistake was to build Stretford Mall as it changed the community (it’s just cold and empty).
- Need a town centre so the mall to go.
- Something attractive is needed as currently Stretford is an ugly town.
- Any high rise on the corner of the A56 is not the right place and dangerous.
- We need attractive landscape and space.
- We need somewhere to go at night for entertainment.
- Consider looking at how Urmston has done it, worked well IE Sainsbury’s.
- With students coming in it will become a place full of takeaways and bars.
- Stretford needs an identity – the infrastructure needs to lend itself to the community.
- It would be good if Stretford Mall had an open centre.
- People in Stretford don’t go out in Stretford.
- Independent businesses could struggle with new proposals.
- There is little open space in the plans on show, where is the green space.
- Tram station – can there be a bridge to the Essoldo.
- The tram station needs shops, bars or open space for entertaining.
- The 30 private flats in planning at the minute at the council – these should be looked at as to not approve.
- Gateway to Stretford is the met station.
- Concerns with the transport links and capacity to cope with 6000 students.
- A cover walkway over the A56 is required.

### **Group Five**

- Want more green space but want to have higher level of maintenance than currently.
- Reduce car space on the road, replace with cycling; need also to protect pedestrians from cyclists. People cycling on pavement because road too dangerous but this adds danger for pedestrians.
- Litter and fly tipping. Impressed by speed of response by AMEY.
- Should be watching CCTV and going to the areas.
- Council/ AMEY should be enforcing fly tipping and littering.
- Close Hawthorn Lane, put in a barrier – this would stop fly tipping and should be

closed immediately.

- Cameras aren't in the right places and despite requests from residents with times etc so why aren't these being monitored?
- Volunteers could help – ask comm. to help.
- Drains terrible.
- Use Dutch style cycle lane design eg Oxford Rd. Could this be done on A56 or on the railway?
- Sustrans make connections between campus and residences green, should consult them, and should reduce road space to give more space for cyclists.
- How to get Dutch/ Danish levels of cycling?
- New lighting columns (Chester Rd) not working. How to get them working again?
- Closed, not open, bins in the borough to stop litter spreading.
- Want more segregation of cyclists from pedestrians as pedestrians not safe at the moment.
- Spread the green cycle lanes further down the roads. Also need to improve grids.
- Road markings on the filters etc – arrows point into oncoming traffic. Lights not far enough apart for any auditory signals.
- Need to publicise.
- Trees to absorb pollution?
- Noise: can big lorries be diverted from Chester Rd? Should there be a weight limit? Currently shake houses. Lorries diverted from Park Rd?

#### **Group Six**

- Concerns – positioning of high rise building, size and location of student site – too close to busy junction
- Worried that tall buildings (Lacy) will block off eye line to canal – needs opening up
- Plans look too closed in – no real open space area. Needs to be more open and green – more trees
- Something less 'high-rise' and further back from the road is what is needed
- Concerns around increased litter in the canal and also student safety
- Too rushed – real opportunity to do something amazing , put Stretford on the map
- Need a space where different generations can come together and get the students and community mixing
- A56 junction (near Mall) terrible – 6/7 sets of lights to diagonally cross – can't get through with a double buggy, badly design pedestrian lights, can't see them properly
- Reopen subways and do up – quicker and safer than crossing above ground.

#### **Group Seven**

- Concerns – positioning of high rise building, size and location of student site
- Increased traffic congestion
- What will Stretford town centre end up like? It doesn't have an identity, no identifiable town centre that residents can relate to – could achieve that by ensuring a 'village' feel and affordable housing needed
- Concerns around appearance of high rise apartment block
- Plans look too closed in – no real open space area. Needs to be more open and green. Miserable junction – needs a 'green' appearance
- Something less 'high-rise' and further back from the road is what is needed



- Doesn't make use of canal area – not welcoming or inviting. Could do more to open it up. Need the area to be safe and welcoming
- Concerns around increased litter in the canal and the management of that
- “Boring” masterplans for site – no real thought given to actual space and design or how it is going to be used. Feels rushed.
- Needs to benefit a wider range of people
- What is the rush? Why does it have to be opened so quickly? Why cannot it be delayed to put some thought into it?
- Open space to the front of the mall could be used better
- Need a space where different generations can come together to avoid the area becoming segregated. Shouldn't be a 'student' area only
- Need to maintain a mix of people - need to ensure elderly continue to use the mall
- Shouldn't forget existing user of the area.
- Don't want an 'Oxford Road' type scenario – where only used by students
- Need connectivity and access
- Needs to be consideration of how the student site could be opened up more – needs to be fully accessible to the public.
- Cross roads area – obstruction to passing - cannot get by with a pushchair so isn't safe
- Horrible tiles used in subway – needs to be remodernised and updated.

#### **Group Eight**

- St Annes/Derbyshire Lane – suggestion to enhance as greenspace
- Kings road – need to consider traffic calming
- Edge Lane near train station – no barriers in place – why were they moved surely this has safety implications?
- The Metrolink is very busy now so this is only going to get busier. Need to consider alternative transport initiatives, e.g bike schemes.
- Access to Lacy street still a concern.

#### **Group Nine**

- Really really really want to keep AS MANY TREES AS POSSIBLE!!
- There are no bins along the canal, it's been said before but LITTER is a real problem in this area.
- Existing sitting area that has been created is a joke – pure tokenism. Who wants to sit next to this busy road junction? Just ridiculous to think people would enjoy sitting there.
- Like the idea of moving the brick planters from the middle of the road. MATURE TREEES however should stay.
- Mixed feelings on the underpasses – some would like one to stay. Residents need to understand what is happening with them – some confusion here.
- A cycle path oalong A56 that was wide enough would be good, and maybe take some of the inconsiderate fast cyclists away from the canal towpath.
- How can the council and residents better engage with Peel to improve the litter situation? Match days particularly bad – do Manchester United contribute to the clean up – Man U should have some responsibility for this issue.
- Cyclists and Pedestrians taking priority in this area could have a real difference.

#### **Group Ten**

- Need more greens space, that is well looked after current green space is not looked after well enough by Amey.

- Worried that some current green space will be lost through development
- Cycle infrastructure needs improving with permanent lanes like Oxford Rd, cyclists on paths as current lanes are no-good and not safe.
- Is there going to green walk/cycle ways all the way to campus and Manchester?
- Will the development better open up the canal?
- Current spaces are dated and need sorting? Amey performance was questioned!
- Speed and congestion on A56 was a concern for residents, needs addressing sooner rather than later.
- Speed reduction on A56 need better enforcement, with more cameras.

## CAMPUS ACCOMMODATION AND HOUSING

### Group One

- No more than 8 stories – don't like the height. Don't want 16 stories.
- Don't have all the student accommodation at Lacy Street – put it where we are putting the Leisure Centre near new university and have the Leisure Centre on Lacy Street.
- Better to go for Social Housing.
- Height won't help with character of the area.
- Students moving about – some will bring cars. Clog up buses, trams, cars and parking will be an issue.
- Open up the canal – great idea. Currently used by cyclists. Not enough room for people and bikes on the pathway.
- No facilities for parking – the students will bring their cars – we don't believe they won't. Need residents parking scheme.
- Should build parking facilities – need to meet parking standards.
- Parking will be an issue – should they use the multi-storey? – students won't want to walk that far.
- What facilities for students? – Student services etc.? – Ground and first floor will have amenities and open to public. Students ' Union? Still to be confirmed.
- Child care for students? Crèche/nursery etc.? Will there be such facilities?
- Intended for single bedrooms so not thought the students will have children.
- Floors reduced from 20 to 16 – still too high. Not right for low lying residential area.
- Won't look over other residential property.
- Canal very underdeveloped currently it would be nice to have things like this in Stretford.
- Footbridge? – May not happen.
- Current Metro Station is dreadful – not nice to bring visitors to.
- Why Lacy Street when so far away from the university? Surely better to put the accommodation near the university or use an old factory area but not use Lacy Street.
- Hoped it would generate income and make the Town Centre more viable.
- The student development is not right for local people – the existing community will not benefit from this.
- Has it been to planning yet?
- No not yet. Intention is to do it in phases.
- 1,256 students accommodation will be a 10% increase in population - will there be a 10% increase in local facilities – Doctors, Dentists etc?

- Parking needs to be considered – even if only 10% bring their cars that’s an extra 125 cars in the area – nuisance to neighbours.

### **Group Two**

- Residents agreed that the Lacy Street site was too dense for the Student Accommodation.
- Residents asked when the height of the Student Accommodation will be finalised.
- Residents said that the location of Student Accommodation on Lacy Street was the wrong area; this should be split up in Arndale House and on the UA92 Campus.
- Residents have stated that the Lacy Street site should be made into more affordable housing for local people which opens up onto the canal.
- The Council has been asked to look to Sale Waterside for inspiration when it comes to opening up the Canal in Stretford.
- Residents commented that the design of the Student Accommodation looks awful and does not compliment Stretford.
- Residents mentioned that 1,700 students are too much and that Stretford will become a student ghetto.
- Residents asked if Atlas will be moved if CPO’d.
- There’s a potential for relocation.
- Residents mentioned that Atlas was a prime location for business.
- It was mentioned that there will be cafes on the ground floor of the Student Accommodation.
- Residents mentioned that this was not good enough.
- Residents mentioned that the Bridgewater Canal is a prime location for Stretford and don’t want in to be ruined by student accommodation or the Royal Canal Works.
- Residents mentioned that the Lacy Street site must become a gateway for the Bridgewater Canal for the local people.
- This includes converting Atlas and the local post office to cafes which overlook the Bridgewater Canal.
- Residents have mentioned that the elderly generation wouldn’t be happy walking through student accommodation to get to the Bridgewater Canal.
- Residents have asked the Council for signage to be placed around Stretford to showcase the Bridgewater Canal.
- Residents have asked; why can’t the Lacy Street site be used as a mix of student accommodation and residential accommodation.
- Residents mentioned that Stretford doesn’t feel welcoming due to the A56.
- The general feeling around the table was, Lacy Street is cheap land, so build a high rise cheap building.
- Residents have asked if the Masterplan can focus less on students and focus more of residents.
- A resident mentioned that the Refreshed Stretford Masterplan consultation is not needed as this is already a “done deal”.

### **Group Three**

- Major concern is the scale ie the number of students and the height of the corner block
- Student car parking would need to be controlled and provided
- Any buildings would need to be of good quality

- Support to ground floor commercial uses
- Impact on health services
- HMO powers would need to be introduced to control student accommodation in Stretford

#### **Group Four**

- A lot of people just don't like the campus looking at the pictures.
- How many storeys will it be because it needs to be low, current offer is too high?
- In Stretford there has only been one mistake, now two with this.
- What draft are we in now?
- Students can regenerate Stretford.
- Will it have public access?
- The boat yard to go, why is this?
- As the buildings are next to the canal this will mean the canal will not be that open to the public?
- Who is going to use the open spaces, it just feels the community will not.
- Will there be shops/bars and retail?
- Due to the size of the building any green space will struggle due to light as the buildings so high.
- How will students get there as the infrastructure is poor?
- Why cannot all the building be the same size?
- The council is just forgetting the canal.
- The student area is not community spirited and it will not draw in the community.
- We don't want to make the same mistake again with bad decisions.
- Reminds people of Hulme.
- It's too concentrated.
- Where has storey size come from?
- What is the learning going to be? Will it just be sports courses?
- The council own the car park so it is easy to get what they want with the land.
- Colour scheme of the buildings, does it need looking at?
- Have the council talked to Peel Holdings re the discussions on Lacy Street?

#### **Group Five**

- Will local people be able to rent accommodation if the university didn't require?
- Yes. The internal structures can be changed if not needed for students.
- Building is too high, especially for a corner site and could block view of the road.
- Central area too overlooked and sun might not reach – would feel too enclosed?
- Is the land safe for building? [Previously salt mines]
- Originally ground floor +20 but now ground + 16 or 17. Ground floor would be for cafes and bars (double height ground floor)
- How many students?  
B 350 beds  
A 280 beds  
Total 1200?
- Residents only parking? Too long to apply, currently some roads have waited 5yrs+ for residents' parking.
- Student parking will be restricted (is this realistic?) How would this be enforced?
- Instead want high rise quality affordable housing for local people, not just student housing.
- Opportunities to open canal – current plans too close & too tall. Copy Sale Waterside – create a plaza area in Lacy St on the same lines.

**Group Six**

- Don't like the height. Don't want 16 stories
- Don't have all the student accommodation at Lacy Street – put it where we are putting the Leisure Centre near new university and have the Leisure Centre on Lacy Street.
- More Social and affordable Housing.
- Open up the canal – currently used by cyclists. Not enough room for people and bikes on the pathway though
- Height won't help with character of the area – design doesn't compliment essoldo and public hall
- Really worried about parking – students have cars these days
- Also buses, trams, cars and parking will be an issue.
- More parking facilities – need to meet parking standards.
- What will happen to block if UA92 fails? Who owns it?
- 16 floors still too high. Not right for low lying residential area.
- It would be nice to have things like this in Stretford, especially bringing more life and people to along the canal
- Why Lacy Street when so far away from the university? Better to put the accommodation near the university
- Hope this will make Town Centre more viable.
- Student development is not right for local people – the existing community will not benefit from this – maybe mix up residents and students so more likely to mix more
- Will there be a increase in local facilities – Doctors, Dentists etc?

**Group Seven**

- What will happen to the post office?
- Is there a hotel on the site?
- What are the job opportunities people keep referring to?
- What is the rationale for having a high-rise building? Why on that corner? Idea of high rise isn't good – far too high
- Not long ago planning application refused by Council on basis of height of building why is it different now?
- Mall is unattractive - too stark. This site shouldn't be equally dull.
- Site needs to improve the area
- What will landscaping be? Tree planting will help to soften but real efforts need to be made
- Building could be raised – stilts used
- It isn't a big area but should be used for cafes/bars etc – link to canal area
- Needs to be a walkway from chester road to canal
- Danger is that area will only be used by students - need to open up fully
- Must be mixed use – will exclude community of it has a campus feel.
- Where will the other students live? What impact will it have on accommodation in the area? Not enough housing at the moment – will compound the problem
- Concerns around landlord's exploitation of the housing in the area – need protection and management
- If area is adequately mixed – the area will self police itself. Likely to attract more crime and increased student atmosphere – will change the overall nature of Stretford if the balance of students and community isn't secured.

**Group Eight**

- It is very high and doesn't create a community feeling. Some nervousness as a result of the recent issues with Grenfell etc. Advised that the new spec will ensure that from a visual perspective the building will be very pleasing, however still concern about height.
- Is Royal Mail still going to be located there? Advised that they will not still be located there.
- Why does it have to be this location, could Turn Moss be an alternative?.
- Will there still be electrical charge points for vehicles?
- Some concern about the level of car-parking available – advised that there is little demand for this from students.
- What are the alternative plans for the accommodation if the university plans fail?
- Will the facilities be available for the whole community and how will we encourage the use to the wider community?

#### **Group Nine**

- It was explained that Lacey Street is a phased approach and that the current proposal for building height is 16 storey. Residents say this is still too high.
- Concern about wildlife along the canal, e.g. the increased litter that will be caused along the canal – who is responsible for this now and in the future?
- Don't want another huge grey depressing building – really concerned that this will be another 'Mall' – want to learn from this mistake.
- We could have living buildings – this is a real opportunity to be more creative and set Stretford as an example of how an urban area could still have really good 'gree' credentials, show that it is environmentally aware.
- Residents felt that the proposal creates a kind of block, a barrier – because it will be so high an imposing.
- Real concern about local housing becoming multiple residencies. This development will only house 1200 students – and the university will have many more students than this – so where will they live? If planning restrictions can be put in place, then this definitely needs to be done in order to protect local housing.
- It is accepted that MOST students will not be driving, but SOME students will be, and there is NO PARKING available so this will increase pressure on residential streets.
- It would be much better for Stretford Residents to have the Leisure centre on this site and move the student accommodation up to the campus site.

#### **Group Ten**

- Can the accommodation be elsewhere? Residents don't feel Lacy St is right
- Concerns over size of building, no of students, anti-social behaviour and parking
- Don't understand why students are being housed in Stratford?
- Similar develop in Salford Town Centre hasn't helped students go to Manchester and don't stay local so, why would it be different in Stretford?
- Could the B&Q site not house the accommodation?
- The proximity and impact of the accommodation is not fair to existing and elderly residents

#### **ADDITIONAL COMMENTS**

#### **Group One**

No additional comments

#### **Group Two**

No additional comments

<b>Group Three</b>
No additional comments
<b>Group Four</b>
<ul style="list-style-type: none"> <li>• Stretford needs change, this is an opportunity to make it better if the council gets is right for the community.</li> <li>• Need to look at other towns for good practice.</li> <li>• In previous meetings different ideas have been given, is the council looking at those ideas?</li> <li>• Trafford council is it really putting the community first?</li> <li>• Communication connecting for all, all of the time.</li> </ul>
<b>Group Five</b>
<ul style="list-style-type: none"> <li>• What is partnership with Trafford College/ Lancaster University</li> <li>• Commitment to work together but at the start of the process so haven't started on the detailed proposals – currently only at very high level.</li> <li>• In January will have first version of the prospectus for courses to be offered – will be on website.</li> <li>• Market research – undertake detailed market research – focus groups and feel that there is likely to be sufficient demand.</li> <li>• Not fully formed.</li> <li>• Expect mix of overseas and home students, also a mix of local and national students.</li> <li>• Wanting to design courses that are attractive to local young people who are currently rejecting university offers.</li> <li>• Expect Lancaster University will be a draw as a partner. Have many business partners already through Lancaster.</li> <li>• Accommodation: Council decision not part of the Lancaster offer/ leadership.</li> </ul>
<b>Group Six</b>
No additional comments
<b>Group Seven</b>
<ul style="list-style-type: none"> <li>• Concerns regarding transport and traffic congestion in the area. Belief that unless there is massive travel infrastructure investment, there will be an adverse impact on local travel – causing further delay.</li> <li>• Who chose the architects? Was there a competition to choose the best?</li> <li>• The ideas are good generally but the plans so far are poor</li> <li>• Timescales are a cause for concern</li> <li>• High-rise building is not a good idea</li> <li>• Need to be aware of wider implications for the existing community – feels like it is being fragmented.</li> </ul>
<b>Group Eight</b>
No additional comments
<b>Group Nine</b>
<ul style="list-style-type: none"> <li>• There was unease about what the timescales were for this project. University seems to be moving at an alarming rate with doors open by end of Sept 2019.</li> <li>• Concern that there is not enough detail to have a meaningful conversation on this. Too many unanswered questions.</li> </ul>
<b>Group Ten</b>
No additional comments



TRAFFORD  
COUNCIL

# **PART 3:** **THEMED EVENTS**



### Part 3: Themed Consultation Events

#### UA92 and the University Offer: 8 November 2017 at Old Trafford Stadium

The UA92 and the University Offer event was delivered in a question and answer format. The notes from this session are set out below.

Gary Neville (GN): Founder of UA92

Sharon Huttly (SH): Pro-Vice Chancellor of Lancaster University

Theresa Grant (TG): Chief Executive of Trafford Council

Joanne Hyde (JH): Corporate Director Transformation and Resources

Question / Statement	Answer
Are you aware of the opposition in the local area to these plans? There is a very big movement against these plans and people are very unhappy they are having this imposed on them and are concerned this is a 'done-deal'.	Gary Neville (GN): I would like to find out what the specific concerns are that you have and try and work with you to alleviate those concerns.
I am a student and would like to find out how the university could make me more employable.	Sharon Huttly (SH): The courses are being co-designed with employers, there will be networking opportunities with employers, paid work placements and we will review job applications after graduation with students.
What is the legal status of this university? The council was approached about a university in Trafford in the past and turned it down – why is this one getting the go ahead?	Theresa Grant (TG): I am not aware of the university you are referring to and am sure it was not turned away in my time. This project is not being imposed on people; it is an anchor for regeneration and will help to regenerate the area. I don't believe regeneration will happen without this project. Stretford has been a very difficult area to attract investment to. The council is not directly funding the university.  GN: The university will be a private company with publicly-listed shareholders.
When will planning applications be made for the university project?	TG: A planning application will be made early in the new year on the Kellogg's site. We have disclosed the information as soon as we could. We couldn't tell people earlier as it could have affected the value of the site.
Has Site 12 (Cross Street) been sold yet?	TG: We are not selling any of this land.
I am a Councilor in Gorse Hill. I want to support this university, but I'm struggling	GN: We have come to you so early we don't have every answer. We are aiming

<p>to get under the skin of what offer exactly the university is making. I thought it was primarily aimed at international students, but what I've heard today is challenging my presumptions on this. I'm trying to understand how this many people could be attracted to the university.</p>	<p>for 2/3 local students and 1/3 international students. So much has happened over the past 8-9 months, it's only now we have really had the time to sit down and think about the product. The academic team is now in place and in two months we may be at a better place to give you more detail. We have come to you at an embryonic stage.</p>
<p>Fantastic we have been brought in early, but putting in a planning application early in the New Year feels rushed. I would like it to be at a more considered pace. How can you engage the community in the development? I'd love to support it, but I can't when there is not enough detail. Could a community representative be put on the board?</p>	<p>GN: In Salford where I'm involved in another project I sit down once a month with eight residents and those sessions have now settled down and are bringing the football club and community together. It has helped turn the Salford situation around. I agree we should look at having a panel of 5-6 people who will bring the questions we ultimately need to answer. I want to ensure the community is with us on this project.</p>
<p>How much student accommodation is needed?</p>	<p>TG: We would be guided by the university, which is experienced in this matter, on the number of students for the accommodation.</p>
<p>I haven't heard anything about the benefits for Stretford residents. I can't see the value for us. The goalposts are constantly changing. We've now heard we are not having open space at Turn Moss and part of it will be fenced off. I would like to know what we are getting out of it.</p>	<p>TG: We asked a consultant to carry out an economic impact report into the benefits a university would bring and they said it would be very positive, bringing jobs and regeneration to Stretford. We are here to listen to your views and consult with you. If the groundswell of opinion from people is that they don't want this, we would have to live with that.</p>
<p>Are any other sites for the student accommodation being considered? This block will be looming over my garden. Our Royal Mail delivery office might be going. The Mall has other problems and it doesn't look like changes have made any difference there.</p>	<p>TG: I have engaged with the owners of the Mall and although there has been some investment there, we don't have control over what they do. We would hope it would improve, but at the moment there is no incentive for it to be developed by the owners. The Mall isn't the reason for the refreshed Masterplan, but it could benefit from it.</p>
<p>How will the student accommodation help us? This is not what the centre of Stretford needs</p>	<p>TG: The accommodation will bring jobs to Stretford. People will shop in the area and employers who will come. We want the prosperity to cover both Stretford and Trafford. If we locate the accommodation in Trafford, it doesn't help Stretford. The new leisure centre will be bigger and</p>

	better than the current one with full access for the public, as well as students, and we have examples of where this has worked.
Are you closing the library?	TG: No, we are not closing the library.
I've lived in Gorse Hill for 44 years and the other day walked up Talbot Road and spoke to around 100 people and only three were in favour. I'm not supporting this.	TG: We are asking the community if it could be in a better place, but are happy to leave it where it is if that's what people want. We have had 650 responses to the consultation and 75% are in support of the project.
What happens to the accommodation block in Stretford if the university fails?	TG: The aim is for the university to have 6,000 students by 2028 (only small proportion housed in the accommodation on Lacy Street), but we have plans in place if this doesn't happen. If the university does not pass phase one, the building could become a mix of private and social housing. A mix of private and social housing is what we would expect in all new accommodation buildings in the borough. We will know 18 months into the venture whether it has passed phase one.
This project feels like commerce over community. I need to feel confident about this and I don't.	TG: There is social value in what we are doing and the community decides what the social value should be.  GN: Salford City Football Club will have three pitches at Turn Moss and we will be investing money in the area, from building a café, a playground, a trail and a 4G pitch, which will be accessed by the community. It will be an incredible facility and we need to make sure the community can access the facilities otherwise we would have failed.
I am a Gorse Hill resident and see your university wants to "unlock greatness". I want you to unlock Stretford's greatness, but I am concerned about the high level of student housing. Please can we have Article 4 in place as soon as possible	TG: absolutely, we will put Article 4 in place.
When can we see the Lacy Street plans?	TG: We will be able to show you the plans after we have looked at the feedback from the community.
UA92 needs to make sure it engages with primary and secondary schools.	GN: We need to make sure we find a way which ensures all schools in Stretford benefit from the university.

<p>I have a son who is super excited about this university. His school doesn't have the facilities needed for sport, so it's vital links with schools are made.</p>	<p>TG: I agree this project should enthuse and inspire young people. This university could have gone anywhere else and you can see the passion with Gary. It will provide educational opportunities for those who otherwise may not have got them.</p>
<p>The plans felt rushed, with the first planning application due early in the New Year, and people were worried about house prices, anti-social behaviour and the strain on infrastructure.</p>	<p>TG: The economic impact report anticipated house prices would go up. The police are involved in these plans and the engagement we are doing. TfGM are also involved and will be putting our proposals into their future travel plans.</p>
<p>I am in favour of this university, but have concerns about 700 students being in one place and Turn Moss is green belt. These are things which can be sorted out later. People are upset because there are no planning applications. What are the alternatives?</p>	<p>TG: This is a once in a lifetime opportunity for Stretford. I have taken 20 developers around and couldn't get one of them to help us. We have seen how Altrincham has transformed over the last five years to become one of the most lucrative locations in the country and I'm not prepared to leave Stretford with no investment. We own the land around Lacy Street but can't develop it without the Masterplan. Also, we want to support the university using our assets, as it will help regenerate the area. This is not a done deal. If it was we would be having a very different discussion. We are at a very early stage and will take your views into account.</p>
<p>Why are these proposals putting young people in one of the most polluted areas? Also, we were not told at a recent event that part of Turn Moss would be turned into training pitches for Salford City. We are receiving misinformation from the Trafford Council side.</p>	<p>TG: There are high levels of pollution in GM and we are working with the other authorities to improve this.</p> <p>GN: You drive down Bury New Road or Chapel Street in Salford and see how these areas have improved with regeneration in recent years and I see that happening in Stretford.</p>
<p>Will the revenue generation from this go into the council's healthy coffers? What is in it for local people?</p>	<p>TG: We are the third lowest spending local authority in the country and are not financially comfortable.</p>
<p>How do you intend to stop the university being unaffordable for the kind of student you want to go there?</p>	<p>GN: From day one we wanted it to be as affordable as possible and are looking at how we can do that. We may have accelerated degrees, so you do a four year course in three years. There is also a strong bursary issue with this and</p>

	<p>many students will have paid placements from businesses.</p> <p>TG: We will work with Lancaster University to benchmark what is affordable accommodation-wise.</p>
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## **Stretford Town Centre: 21 November 2017 at The Point Emirates Old Trafford**

<b>THE TOWN CENTRE</b>
<b>Group One</b>
<ul style="list-style-type: none"><li>• Evening economy – Canal side (7) Bars + Restaurants as very accessible to Metro to develop night-time economy after work</li><li>• (5) flat open space</li><li>• Flatten Arndale Centre (x5) move shops relocated from Arndale to land at (5) + (4) + (46)</li><li>• Flatten Stretford Mall (x5)</li><li>• Restructure (1) + (2) need a heartland for community Infrastructure – GP/Bus Station/Medical Centre</li><li>• Metro used – alternative focal point</li><li>• (4) theatre/cinema/markets/social enterprise</li><li>• Manchester City University is linked to Man City campus. This is not linked to United!</li><li>• Need to Plan open spaces at South of the area on map</li><li>• Bridge Crossing needed by (17) - (18) across A56 – for St Matthews Primary children who live other side of main road. Currently</li><li>• More Cameras still needed on A56</li><li>• (6) Planning permissions for boat yard waiting to come forward</li><li>• (10) Keep library where it is (x5) possibly more Health facilities on this site</li><li>• Student Accommodation alternative sites – Old Trafford ‘Gas Works’ and Itron site)</li><li>• Pedestrianise Kingsway – Re-route Buses</li></ul>
<b>Group Two</b>
<ul style="list-style-type: none"><li>• Is there any difference in planning requirements for student accommodation as opposed to residential? In particular relating to car parking.</li><li>• Welcome proposal for pedestrian plans of Kings Street and would like this to start as early as possible.</li><li>• The current library adds to the character of the area, we would like to keep as is.</li><li>• Would like better access to the canal with visual access and green spaces to make an open and welcoming route to canal.</li><li>• Area 13 needs to be sympathetic to the area.</li><li>• Edge lane looks bad and needs updating; the people of Stretford deserve this done.</li><li>• The proposed developments need to be sympathetic to the diverse cultural requirements of Stretford. For example different options on food available.</li><li>• Has any other areas been considered for the student accommodation?</li><li>• Could the area being demolished in the Mall be used for student accommodation?</li><li>• Has the B&amp;Q site been considered for the student accommodation?</li><li>• Would like to see the height of student accommodation on edge lane/Chester road restricted to the height of the original action plan 2016/17 to be 5 stories.</li><li>• The plan shows quite drab and unattractive student accommodation, would like the building to be more aesthetic.</li><li>• What will be the purpose of the Essoldo? It needs to be to meet the needs of</li></ul>

residents with students allowed access.

- The Mall should not receive public funding, and should be for the whole community not just to meet the needs of the student pound.
- Who owns the land where the Mall is?

### **Group Three**

Strong feeling from this table was student accommodation should be on the Mall site and this opportunity should be used to develop the Lacy Street site as a village / town centre. However, the group recognise this is unlikely so other suggestions are below but the group kept going back to the above suggestion

#### **Comments/Concerns**

- Recent changes to A56/Edge Lane/Kingsway Jtn/ Crossroads have made it dangerous for pedestrians and cyclists crossing, especially disabled people with mobility issues, young children and people with pushchairs.
- New layout above is now intimidating and dangerous
- People don't "go out" in Stretford. They go to Chorlton mainly or Urmston and Altrincham. Need to provide facilities and atmosphere where they stay in / come to Stretford
- Edge Lane – shops on approach to Metro – First impression of Stretford when get off tram – Disgrace
- Criticised - Masterplan doc says twice – Essoldo will be student Hub/ Union, TG's Myth Busters say not – Masterplan document needs amending
- A56 creates a barrier
- High rise student accommodation will dwarf nice buildings e.g. Essoldo & Public Hall
- Student accommodation next to canal is dangerous. Block C actually reduces access and narrows path.
- High-rise next to canal is intimidating for cyclists and walkers
- Tow path will be too narrow / high-rise too close to canal
- Survey Monkey – Flawed – Can complete as many times as you like, questions are leading 5/6 options say "I welcome the proposals but..." With only 1 saying you're not happy with...

#### **Suggestions**

- A56/Edge Lane/Kingsway Jtn/ Crossroads – Consider a roundabout, modelled on St Mary's Gate Sheffield with a central island / roundabout with pleasant under passes
- Bring subways back and maintain them
- A56 facing units outside The Mall – Improve and encourage eateries, café's etc. - independent
- Edge Lane shops on approach to Metro – Improve sooner rather than later – Consider pop up shops in the interim – Incentive for use – First Impressions last!!
- Chorlton style café's, independent retailers and specialist retailers etc.
- More outdoor green space
- The Mall needs to be more accessible, pavements/walkways are poor and it's not easy to access especially if you don't know it.
- Cinema – Maybe an independent or community one, shared use for community and students e.g. Sat Am, kids special, Fri sat eve's latest

releases, Mon – Thurs Film club etc. Specialist screenings etc. Corner House M/CR

- A56 creates a barrier – footbridge or subways needed
- Move library to ground floor of Public Hall
- All Trams should be double to increase capacity
- Some Trams should only start at Sale to accommodate student travel
- Park & Ride from Trafford Park
- More cycle parking provision at Stretford
- High-rise at A56 side with building height decreasing as you get near canal
- Demolish Mall – Build student accommodation on that site and develop Lacy Street site in to “town centre / village” – pedestrianised e.g. Urmston with bars eateries, independent shops alongside the braded retailers etc.
- Student accommodation should include garden wall or roof gardens – some greenery
- Will the student accommodation be fenced or walled off? Security for students but reduces access and creates a barrier.

### Questions

- Are the owners of the Mall on board with this?
- If student numbers are not as high as anticipated what’s plan B?
- Plans don’t look like servicing provision e.g. waste collections at the accommodation will be easy, narrow access / pedestrian access. Has this been considered?
- How will you address security for students while giving open access to canal?
- Is this connected to Andy Burnham’s announcement on Monday 20/11/17 for nominating town centres for regeneration?
- Where would any future income / profit from student accommodation be spent? Would it be ring-fenced to the university / student facilities / accommodation or the whole community?
- Trafford are proud of its low council tax. Manchester has high council tax due to the high student population that don’t pay council tax. Won’t this put Trafford at risk of increasing council tax to other residents?

### Group Four

- Car parking in the area is felt to be insufficient.
- King Street Pedestrianisation – should be done early in the programme.
- Library should stay where it is.
- Feeling that any changes should preserve a distinct Stretford feel i.e. use existing heritage buildings
- Strong feeling that green space should be preserved and enhanced. Trees on both sides of the road, planting.
- Agree that the canal should be opened up and better access for residents.
- Edge Lane development is a priority. Need a positive image for Stretford at this important gateway into the area (car and tram stop). This fits with proposals around Essoldo and Public Hall.
- Ensure that there is a range of facilities, bars, restaurants for all the community – not just for young people.



- Feeling is that the Essoldo will be used for students and that you may struggle to mix student needs and local needs.
- All revenue generated by additional income should be invested in Stretford not the whole borough.
- Comments on the Mall looking tired. If the Mall isn't viable then it shouldn't be propped up by an influx of students. The fact that there's a large part of the centre is owned by one company can impede the desired mixed development of national and independent retailers.

### **Group Five**

1. Stretford Mall
  - Smaller Mall and then have more room for parking with the loss of Lacy Street parking
  - Commence an artisan market as well as an indoor market
  - Some people with small businesses would love to move into the Mall but rents are too high – discouraging small businesses such as butchers
  - 3 hours free parking is not enough, it should all be free. People just go to the Trafford Centre as it's free and more choice
  - 100s of transient people who won't use the Mall
2. Arndale House
  - Doesn't look good
3. Stretford Public Hall
  - Lots of hard work gone into Stretford Public Hall from volunteers so need to make sure it is supported
4. Essoldo Cinema
  - Use as a theatre
  - Community centre/ entertainment area
- 4a Edge Lane shops (1)
  - Smarten them up and use for small businesses
  - Demolish them
- 4b Edge Lane Shops (2)
  - Same as above
5. Lacy Street car park
  - We need to retain the sorting office facility; doesn't have to be at Lacy Street but it is a really useful thing to have in Stretford – and it needs parking as you might be picking up heavy parcels
  - It would be a shame to lose Atlas Bathrooms as it provides a good service and is busy
  - Losing the car park spaces would put extra pressure on the other parking in Stretford, including residential streets as people would not want to pay as they have to do in the Mall
  - Don't want high rise student accommodation
  - Don't want the student accommodation on this site, why can't it be nearer the campus
  - Want a mixture of housing on this site, not just students but older people, affordable housing for young people
  - We need to invest in local people so no student accommodation but affordable housing and sheltered accommodation

6. Former Boatyard

- Put a walkway across the canal to the Essoldo

7. Royal Canal Works

- Bars, restaurants, cafe along the canal
- Bike lane to encourage use of the towpaths

8. Stretford Metrolink Station

- Put a bigger 'Park and Ride' at Stretford to encourage use of the Metrolink rather than people driving into Manchester
- Need more trams
- Put a bridge from Metrolink over the canal to the Essoldo rather than walking down the road

9. Mitford Lodge and The Surgery

- Worried about the health of students because of the pollution from the amount of traffic on A56
- Need more doctors / dentists if there are to be so many students. The existing ones can't cope as it is
- University should have its own medical centre and not use the ones for residents as Stretford doctors are overstretched as it is

10. Stretford Library

- Lovely building, keep the library where it is

11. Land off Nelson Street

No comments

12. Land off Cross Street

No comments

13. Land off Derbyshire Lane

No comments

14. Land off Raleigh Street

No comments

15. Land off Brunswick Street

No comments

16. A56 Gyratory

No comments

17. 1299 Chester Road

No comments

18. Manor Farm Industrial Estate

No comments

19. Other

Victoria Park

- Keep Victoria Park – it's a great asset to the community
- Make more use of Victoria Park – put money into resurrecting the café through Friends of Victoria Park
- More facilities for young people in the park

Leisure Centre

- Would prefer the sports centre to remain where it is
- Refurbish the leisure centre and keep as residents only, the university can have their own

Recent public realm work

- Main junction not safe. Take a risk crossing the road
- The central refuge between the 2 carriageways is not wide enough for buggies

and wheelchairs

- Reinstate the right turn filter from Kingsway onto A56 going towards M60
- Pavements blocked by lampposts so can't get buggies through. Need to put that right to have confidence in Council
- Should have put the road underneath and have pedestrians walking over the top

## STUDENT ACCOMMODATION

### Group One

- Public space within building A and B is 'too tiny'
- P.O closing – could this go into Stretford Mall?
- Student parcels – where will these be delivered
- Mall could have the same open spaces within the centre as student accommodation design.
- Parking for students??
- Crossing points of A56 will not cope with the extra student volume as already at capacity. Potential bridge
- Don't want to walk through student accommodation
- Under pass for students as crossing to major issue
- Student accommodation to be spread out and not all in same area
- Buses + Metro not able to cope
- B&Q – suggested as alternative accommodation
- Keep height down (x2) !!!
- Medical centre much needed on site but must have community access
- Concern of extra traffic on Newton St. due to students who will have cars
- Don't want the area to be a ghost town in summer
- What happens if University fails and left with student units?
- (6) + (7) + (5) all becoming "flats".
- Concern for Bathroom numbers vs number of units, if passing to commercial market
- Wind and heat will change due to type of building and therefore careful of the amount and type of trees as will impact on CO2
- (13) + (12) – existing green space to be enhanced.
- Student Accommodation alternative sites – Old Trafford 'Gas Works' and Itron site
- Public would not leave until they wanted to understand more about Turn Moss – a myth about a road being built around it and drainage issue was due to being on a flood plain

### Group Two

Please see comments in table above

### Group Three

Please see comments in table above

### Group Four

- The Lacy Street development will over dominate the Stretford street scene.
- Development isn't attractive. Looks bland and blocky.
- Plans should reflect massing and density of the original masterplan.
- Social housing should be built into the developments.
- Student housing in one place creates too dense a development. Consider other

locations to spread student accommodation e.g. B&Q site, Kellogs site.

- Too big a development on one site. Will create huge parking problems.
- The buildings should be “future proof”. One resident felt that the proposals may look modern now but in 30 - 40 years will look dated.
- Such a large influx of students will unbalance the community. Young people are currently 20% of the population. The student population will increase this to over 30%.
- Questions asked
  1. Which developers are involved in the development?
  2. Planning timescales and process?
  3. Why wasn't the original masterplan published alongside the new masterplan?

#### **Group Five**

- Buildings are too high
- Look horrible
- Who is responsible for managing the buildings i.e. if student behaviour is not acceptable who will sort it out? The Council or University?
- Why not put the higher blocks at the back of the site (C), rather than at the front (A) and (B). That way they won't look as imposing from the road
- Why do we need the student accommodation in Stretford – can't the empty offices on Talbot Road be used instead? The students will then be nearer the main campus
- Can we have a mixture of accommodation on the Lacy Street site so there would be better integration i.e. student accommodation, first homes, residential care
- Good to know that HMOs would be part of the Planning process but also need to be careful of people bringing in 'lodgers'. Don't want lots of these either.
- We don't want the student accommodation – we want more affordable homes for the people of Stretford.

## **Stretford Leisure Consultation Event: 28 November 2017 at Stretford Grammar School**

### **STRETFORD LEISURE CENTRE**

#### **Group One**

- Residents asked how many lanes the swimming pool was going to have, and if an 8 lane and a 4 lane pool is possible? They want a pool that is suitable for competitions e.g.) timers. They are keen to keep the pool flexible and would really want one 10 lane pool with a boom. There was a request to look at removable floors, to give flexibility. It is felt important to consider different users, for example school groups, clubs and ladies sessions. A comment was made that a 6 lane pool is a minimum requirement.
- Asked about changing facilities? Facilitator explained that these have been made larger, and that Sport England Criteria will be met. Residents requested that the needs of clubs/ schools be considered.
- Is the location of the leisure centre fixed? Facilitator clarified that this was the plot which they believe to be the best location.
- Resident asked about the size of the new facility compared to the existing leisure centre? How do they compare? Facilitator stated that the new facility will be larger, with more capacity, so it can accommodate students as well as the public. There will be more dry space in the new centre, now 8 courts.
- Is there going to be 6,000 students? Facilitator explained that the students will be phased, so 600 at first, then 1100 etc.
- Asked if roller skating will be still available in new centre. And it was explained that it's not just physical activities but community activities that will be available too.
- There was a question if parking will be the same as the existing provision? Facilitator couldn't confirm, and would need to check; but access in general will be better, especially public transport.
- There was a question if Tiny Teds will still be run? Residents felt this was very important. Again this adds a community element to the leisure use. Facilitator added that there will be a number of studios for parties, holiday clubs etc.
- Questioned if climbing wall still included in the plan. Facilitator stated that this wasn't included in the new design, but if the public wanted it, it would be included in the double head foyer area. It was also commented that the soft play has been removed, asked why this was? Facilitator said the building had been made smaller to reduce costings – no 2<sup>nd</sup> floor in new design. Residents made it clear that this is for the local community, and still needs community elements like Tiny Teds / roller disco etc.
- Comment made that there are good examples of university / public shared leisure centres and that these should be reviewed and learnt from.
- Question - where gym is located? Facilitator stated that this will be on the first floor.
- General point made that the leisure centre should be more connected with local schools. At the moment they can only use it once a year.
- Residents stated that it was important that the centre is the right size, right price and accessible. Not just memberships, cheap for people to pay on the day. Furthermore, it is important that it is future proof and that can be

expanded at a later stage if it is required. Facilitator supports this point and said that this is important, and has already been looked at. It could go up storeys because of the limited footprint.

- Residents asked how the heights compare to the original design. Facilitator said that pool and sport hall have increased, but the rest has been reduced.
- Need to think about coach parking at the leisure centre.
- Question about access into the building? Facilitator confirmed that there will be an entrance to the front, back and side so people can enter from tram, main road etc.
- Asked about flexible floors in swimming pool, and expressed a keenness for one. Bangor was given as an example of a great leisure centre. Waves, slides would be great for local children.

### **Group Two**

- Where is the leisure centre and the other activities going to be based?
- Assumption students will want to use at same time
- Understood not bigger than existing
- Sceptical about the whole proposal as history tells us. The golf course closed (William Roe), George Carnell is going to, and all the users will not fit into the new Urmston leisure Centre. We want something big enough to accommodate all existing users of Stretford, plus student's activity growth desired.
- 
- So what is the capacity, and numbers expected to use the new facility. What calculations have Trafford Council used for the new leisure centre?
- What is the expected uptake of students at the new university?
- Is there any expectation that students will need to use the new leisure centre for courses and assessments?
- Yoga is currently oversubscribed at Stretford Leisure
- Is Yoga to stay same at Stretford High School?
- Moss side being refurbished
- How big is the Car Park? Is it large enough for staff and students?
- Is their going to be a cycle lane?
- Is there admin facilities built in?
- Is their sum of money allocated for this leisure centre?
- Can't read detail on the maps and visuals handed out at consultation evenings or on the Trafford Leisure website
- The 'Demand model' needs sharing.
- Ask the student's what they require:
- "Their curriculum is developing".
- What do the courses look like?
- Public asked to complete a survey without knowing the full picture of what is being proposed.
- Want to know if everything is going to be included that currently exists – all classes!
- Accessibility? Same public access required
- Trafford Council should assume the current usage as the line
- Trampoline/ saturday evening 'inclusion programme' must all stay

- Appreciate that badminton – flexible space.
- Question if the Council has funds for the size of leisure centre needed. (At this point Nikki Bishop arrived and explained how funding/ capital investment worked)
- Trafford Council already has a Stretford Masterplan, don't need to redo. This consultation is all about justifying the deal done with Gary Neville.
- 07/12/17 – Consultation appears full but asked to return ticket but then not everyone attends.
- Questioned over what is happening to existing site
- Access issues on 'Match days', re MUFC and LCC and concerts
- Brian Statham Way plus Metro link is too busy already and can only get worse

### **Group Three**

- Use of money from Stretford Leisure and George H Carnell – is this all being reinvested in leisure?
- Where did the Council find £12m for land at Kelloggs?
- How is the proposal being funded?
- Who is the work at GHC being tendered out to?
- Stretford Leisure currently:  
Changing rooms abysmal  
Limited resource  
More activities needed – for different age groups  
Water is cold (advised that we are aware of this and this is now starting to rise)
- Would like:  
To be more family friendly site e.g. wave machine as at Hyde  
Free swimming for kids or cheaper swimming (advised that evidence shows that free swimming does not influence non-swimmers)  
Sufficient parking facilities  
Would like café – reasonably priced, child friendly
- What is the square footage of new leisure centre?
- Don't know exact figure but propose bigger facilities – sports hall and pool are bigger
- Concerns raised about student customer group growing –told the group about her recent visit to Bolton who have a similar model which was working well. Proposal could comfortably accommodate student growth.
- Roller skating in evening is nightmare – one of the group talked about their child's experience of bullying and staff not intervening / paying attention. Older children included in groups in evenings caused problems (customer has autistic son and roller skating is not a positive experience)
- Query ON current membership numbers / proposed membership – Advised we expect 35% more usage than currently, peak time 65% capacity for only 1.5 hours in evening, only 30% during the day, so plenty capacity currently, new gym would be twice the size of current.
- How long will it take to build?
- How do we make it future proof i.e. to changes in habits/new trends etc
- Advised proposal IS to keep space flexible as possible when planning – create building with flexibility – good that it's on 2 floors, offers more

opportunities

- Will students get concessionary rates?
- They do currently, as do many other groups
- Why is a football club from another borough involved – a private business?
- How much will Salford FC be charged and will this be reinvested?
- Will there be a price increase?
- Trafford Leisure responsible for pricing – usage will influence pricing
- Would like climbing facility?
- There is one in Trafford already - Clip & Climb in Urmston
- Would like full consultation once final specification has been agreed

#### **Group Four**

- Councillor David Jarman reported feedback from residents on the new leisure centre is:
- They want a community feel for the new centre with basic facilities, not interested in state of the art facilities.
- Concern that students and general public are being combined together.
- Families feel safe at the current centre.
- Support more classes during evening time.
- New facilities supported: swimming pool fun park, waterslides, sauna, steam room, yoga classes, roller disco with children's sessions.
- There should be a café at the new centre. This should offer healthy food options. Families want basic food options and child friendly catering. There could be a survey on what food the café should serve.
- Support the development of a new leisure centre.
- Convenient place for the new centre.
- It will be important to measure expectations of the new centre.
- Concern about how students will impact on the new leisure centre.
- Interest in what the brief presented to the architect was and if it was made bigger to accommodate the students.
- Question: Will there be any agreements for students to get better rates? Will there be discounts for students from UA92 specifically?
- Concern about how much traffic the new centre will generate.
- Need to have adequate parking.
- Need to make the centre visible for passers-by.
- A new swimming pool is supported.
- Swimming pool manager at current leisure centres supports new pool having:
  - Swimming clubs.
  - Sport like facilities.
  - 50m 8 lane pool with booms.
  - 2 distinct pools of 2 different temperatures, one a teaching pool and one a general use pool.
  - Tank floor that can be raised and lowered.
  - Sufficient spectator seating capacity.
  - Timing system.
  - Darwen has a great pool.
  - Aspiration for the pool to be used on a national level for competitions.



- Current pools meets minimum needs, do not want anything lower than this in standards.
- Support for a segregated pool for women only when barrier is put up.
- Do not want windows showing the pool from the outside, need privacy.

#### Group Five

- Needs to be a good facility as current is well used
- Pools need to be warm – Stretford is cold!
- Needs to encourage sport / physical activity from a young age by making it “fun”
- Needs to provide community space
- Take this opportunity to make it “Great” – Hough End is an example of how NOT to do it – poor basic facilities, unwelcoming and corners obviously been cut – just provided the basics. Trafford, don’t make the same mistake
- Won’t be appealing / encouraging to residents to use as within the campus – students numbers intimidating
- Residents are being “Railroaded” to the decisions that are made – not considered feedback from previous meetings (e.g. last week at LCCC)
- Match days – traffic and parking issues – metro rammed
- Security – individuals, vehicles, bikes
- Tow path is too narrow for increased usage – already dangerous and you are encouraging more “traffic” on it
- Needs to include “Fun” activities – Hyde Leisure Centre packed at weekend, people queuing to get in - slides etc. in pool, climbing walls in facility etc.
- Free parking for leisure centre users
- Need to provide refreshment facilities / café – maybe community led?
- Leisure centre should be on site of the Mall
- Keep it on current site
- Centre currently has a wide range of users; this need to be considered in plans and all must be included / provided for.
- Secure carpark, secure cycle storage – theft of cycles from current leisure centre is high
- How was the usage of the current leisure centre measured? – dispute figures
- Why are we moving leisure centre location – keep on current site.
- How can you rule out the use of the current site until you know what the existing land is going to be used for – this could affect the provision required?

#### Group Six

- Can confirmation be provided on the size and layout of the swimming pools in the proposed new centre?
- Will UA92 be able to block book facilities thus rendering them useless to the community?
- The cost of membership and usage of the new facilities must be kept low to ensure local residents and sports clubs can use them. A reduced rate for residents and locally registered clubs would be welcomed.
- A clear public declaration is needed on the status of the land and building on the site.

- Potential usage stats vs current usage stats, including a breakdown of potential usage by students is needed.
- With UA92 set to use the leisure facilities and Turn Moss has there been any discussion about them also using and investing in Longford Park athletics stadium?

## **TURN MOSS**

### **Group One**

- Facilitator stated that they were just looking at the feasibility at the moment before a detailed design is made, and are looking for the public's view. Visits to the site have shown a number of pitches are currently 'ponds'. A pitch contractor is on board, to advise where the best location will be for pitches and drainage. There will be focus on the worse condition pitches first.
- Question about how the pitches will be drained? Facilitator explained that there will be bole holes down, but the ground still needs to be sub scanned, and so this is in early stages.
- Facilitator asked if any concerns on the location? Or the fencing? Explained that they want this to be a public area, and fencing will be a meter high around the non 4g pitch, this was for d-markation rather than anything else, they didn't want to create a physical boundary. The 4g pitch on the other hand will have higher fence due to the requirements for this type of pitch.
- What about access? Facilitator explained that they will tarmac the road within the site, but can't make changes to anything outside the site boundary. There is however a conversation to be had with local residents if they want the current un-adopted road to be adopted. There will be a Transport Statement submitted with any planning application. Furthermore an assessment of traffic will be carried out.
- Residents asked about use? Facilitator explained that students would be using it on a Wednesday, and Salford FC will be using it during the day for training.
- Residents asked about dog walkers? What facilities will be available? Facilitator stated that there will be a trim trail around the edges, which will offer activities throughout the park. Residents suggested looking at Crocky Trail for ideas of what could be done.
- Question asked about Trees? Will any be lost? There will be a Tree Survey carried out and no tree will be lost unless absolutely necessary. If lost they will be replaced.
- Resident asked what the play area will look like? Facilitator stated that it is up to the residents and what they want? Here for ideas? Maybe football themed park, to be more than a standard park. Residents agreed and suggested climbing frame/wall, zip wire, rope swings; not just slides and swings.
- What about Security? What will there be? Concern over damage, travellers, graffiti. Facilitator revealed that prevention techniques will be used, CCTV will be included. Furthermore, the café will be open and staffed during the day. Flood lighting might also assist.
- Residents asked if the café will be licenced like at Longford park? Facilitator confirmed that this wasn't planned. The end user has also not been decided.

- Will water run off be a problem? Facilitator said no that this has been reviewed in detail.
- It was suggested that the school should be able to use the facilities especially the 4G pitch because they have problem on their own site with drainage.
- It was mentioned by residents that the UA92 team would win positive support if they assist local people and schools, and allow them to freely use the facilities that are being built. This will help with the Lacy Street backlash. Can't bring Salford FC over and ignore local schools and groups.
- Residents concerned that the council are taking all the backlash for UA92 and blocking them from speaking directly with them. They are keen to hear from UA92 more.
- Asked what the lease length will be? Joanne Hyde from Trafford Council confirmed it would be 10 years.
- Concern was expressed about bins and making sure there will be enough.
- How cycle friendly will it be? Facilitator asked if a cycle path round the trim trail would be supported. Residents suggested that cyclist and walkers don't mix well, that it would have to be double lanes.
- Idea - skate boarding ramps throughout the trim trail.
- Idea - downloadable app with different activities throughout the park
- Get school children involved, maybe design a zone on the trim trail or the play area.
- Residents said it was a shame only one 4G pitch, why not more? Facilitator stated that it's following guidance from Trafford Council's Playing Pitch Strategy.

### **Group Two**

- Told at Public Hall no SCFC but at resident meeting 4 days later SCFC revealed. Why?
- Can schools have access to site? Stretford High is engaged via Gary Neville already but not Stretford Grammar.
- Access routes need sorting
- Sunday league football – currently extremely busy on Sundays
- Request for accurate map.
- Confirmation of fences to be used.
- Gary Neville said 'moving facilities to Turn Moss' at MUFC
- Green belt should not be developed at all.
- Can't put a café and child play area in a green belt?
- Map before consultation
- Question that survey came out that not all information given i.e. SCFC was known before question and if stated up front would of got different answers. \* Green Belt\*.
- Café and play area should be at Longford Park.
- Will more details come out before the next event?
- Do we know what success Etihad Stadium is having with their university?
- Why would students want to go to UA92 rather than Etihad?
- What is the timescale for Stretford Leisure?
- Do not like the idea of having fenced off land
- Gaelic football use for the Turn Moss pitches is identified.

- Will SCFC only play academy matches on these pitches?
- What access will the community have?
- When will feedback be published?
- What proportion will be lost to the community?
- See below details from 2 ' Post It' notes handed in at the end of the session summarising how the Group felt

### **Group Three**

- Why has Trafford Council not drained the land? Residents have wanted that for a while.
- Public land will become private land
- More cars will be using facilities – parking and traffic issues
- Don't understand the proposals
- Feels like it's 'this or nothing'
- Want fields drained and retain use of land
- People accept principal that facilities should be improved but would prefer this was funded by the Council rather than private companies
- Can other community members use Salford FC site – need to clarify what access they will have to it.
- Could Salford FC site be 'in conjunction with' (for example) Stretford Vics – to give a more community based focus to the site
- Play park and café are good idea
- What is the community getting in return for losing public land to Salford FC i.e. private company – doesn't feel like there is enough in it for the community
- What programmes can be run for benefit of the local community on Salford FC land?
- Who will pay for drainage of land?
- Local parks are not very good e.g. Longford / Victoria – what will park facilities look like? Want decent park in area
- What access will UA92 have to Salford FC site?
- Were there any plans for Turn Moss prior to Salford FC / UA92 involvement? Group was sceptical about this
- How will the community continue to be involved in ongoing developments / use / evolution of project? Governance arrangements etc
- What control will Trafford maintain over project?
- Need guarantee of community access to Salford FC land – even if just for U16 football clubs for example
- Where will access roads be?
- Concerned re traffic implications – very busy already, particularly in rush hour
- Access to local estates, including Meadows, needs looking at as part of plan

### **Group Four**

- More controversial issue than the new leisure centre.
- The Salford City involvement and the section being cornered off is unpopular. However, understand it is a balance with attracting investment.
- The proposed children's area will bring minimal benefit because it is duplicating the one at Longford Park.

- Do not want to dilute the facilities at Longford Park with similar proposals, such as the play area and cafe at Longford Park might get less people.
- Question about where the fence line is going. There is a perception that it is blocking off the entire area.
- Pedestrian access is a key issue.
- Question about whether it will be a community café.
- Question if changing rooms will be for the community.
- It will be easy to improve the changing rooms.
- Longford Park needs to get benefit from these proposals
- How often will Salford use these pitches?
- How will Salford manage their pitches to stop dogs going on them?
- Where will the floodlights be?
- Will there be a wildlife area? Such as one with a meadow and trees?
- These are very sensible proposals.
- Public toilets are a great idea.
- Proposals need to be considered carefully.
- Turn Moss will have a sporty feel, different from Longford Park.
- It feels like these proposals will happen.
- How will drainage be improved?
- Can you extract money out of the new leisure centre to invest in improving drainage?
- Is the long term aspiration to make all pitches at Turn Moss premium pitches?
- Are there too many pitches to serve the current need?
- There are opportunities for things other than football such as running tracks and cycling.
- What does the school currently have access to at Turn Moss? It is important to understand what the school wants to use with the pitches.
- There should be summer and winter sport/activity provision.
- Support the trim train around the park. Have info available explain the trim train, people want to use it seriously.
- Idea for a sculpture trail.
- Have a dog friendly café.
- Will there be anywhere to dispose dog poo?
- Could diversify use of pitches.

#### Group Five

- Times and usage of facility will change / increase
- Trafford are asking too much of residents to consider all this at one time. Too much to absorb, too many concerns. Should be done in phases and consult on next phase once the previous has been agreed as things depend on other decisions. Trafford is "Railroading" residents, just a tick box exercise to say they have consulted.
- Noise from new SCFC pitches impact on houses backing on to Turn Moss from Edge Lane
- Students will use the little avenues between Lime Road and Stretford Cemetery as a cut through from accommodation to Turn Moss turning it in to a main route.

- Parking on side streets (Avenues off Gramby Road) is already an issue due to Turn Moss users, this will increase
- House prices will drop for those between accommodation and Turn Moss. Whole area will become a “student village”
- Put SCFC pitches at the south of the facility where there are no properties to be effected
- Put 4G / Floodlit pitches at the south of the facility where there are no properties to be effected
- Will usage times etc. be added as conditions to the planning application? If so could these be changed at a later date?
- Not all the existing pitches are used so why do we need more pitches to accommodate SCFC?
- Are there any plans to plant more trees to lessen impact on neighbouring residents?

#### Group Six

- Has the 5 year lease with SCFC been agreed already?
- Under section 123 2a of the 1972 Act is the council not required to consult on any proposed changes for 21 days?
- Has the 2010 Green Spaces Strategy been updated? If not, why and is there any proposal to update it?
- The drawing for Turn Moss has clearly been updated but there is no clear indication of any fencing can this be included in future diagrams?
- Concern that the SCFC pitches will have their fence size increased, especially if the pitches are damaged in any way.
- Have any other sites been looked at by/for SCFC? If not why not?
- Has an environmental impact assessment been carried out and if not when will it be carried out / how does the process work?
- Why wasn't any information pertaining to SCFC included in the leaflets produced to support the consultation or on the online questionnaire?
- Regarding the investment to be made into Turn Moss is there any other funding other than income from the lease of the three pitches to SCFC?
- Thought here is that there is no way that the revenue from the lease can cover the costs of the work which needs to be carried out across the site
- Café – it is a waste of money and there is no demand for this.
- Longford Park, across the road is considered a visitor attraction, Turn Moss is not and the works do not address this, nor do they need to. Would like to see investment in both Turn Moss and Longford Park, but into the facilities which are already there. Special mention made of the tennis and basketball facilities at Longford needing investment.
- Parking under the current proposals is going to be a major issue. How many spaces are proposed and what is the breakdown for how they will be used between public and SCFC?
- Can a public statement be made around the adoption of the road leading in to Turn Moss?
- Serious concerns raised about viability of Edge Lane supporting any more traffic than at present, especially if some kind of system around traffic lights or something similar was put in place.
- Further concern raised around access to the Hawthorns and how this may be

affected.

- Can any detail be provided on estimated usage numbers, broken down by user type with specific mention of SCFC and UA92 usage?
- Has any community impact study been undertaken? If not why not?
- Are there any proposals on restrictions about advertising / hoardings around the SCFC site?
- Fundamental issue is that a large portion of what is currently community land is being given over to a commercial entity and therefore lost for usage by the community, this is unacceptable and the proposed benefits of reinvestment in the rest of Turn Moss does not outweigh the cost of losing a significant portion of the park.
- Concern that people will not use / do not need the cycle track / path, there are better options close by already.
- All of the proposed 'improvements' are just to get the SCFC bit through.
- Are the council & SCFC approaching Sport England for any funding? If so what and how will it be used?
- What input, financial or otherwise, do SCFC have in the proposed 4g pitch? Will they be able to block book it, therefore rendering it useless to the community?
- Why are SCFC getting the best piece of land in the park, why couldn't they be located at the other side? This would reduce the impact on residents and would bring fewer complaints as they would be further from people's homes.
- If the proposal is for a continuous fence around the SCFC site then does this require special planning permission as it would constitute a change of use?
- Although the proposals are that there will be no flood lights on the SCFC site what would happen if they request this in a few years' time?
- What specifically will SCFC be utilising the proposed pitches for? Need specific detail on timings and nature of use.
- The predominant feeling is that the decision has already been made regarding SCFC and the exercise is a waste of time.
- What are the proposed improved links to the town centre?
- What, if anything, are the proposals to improve security at Turn Moss?
- Can a specific measurement of space, in % terms and in square feet and square metres be provided to clarify how much space the SCFC site takes up compared with the whole of Turn Moss?
- The issue is not with SCFC specifically but that a commercial entity is taking over a large chunk of public land.
- Clarity is required on what the SCFC offer would be regarding community engagement work and any community programmes they would offer.

#### OTHER COMMENTS

##### **Group One**

- Asked about timetable? Facilitator suggested that an application will be submitted in the New Year for the first phase. The aim is for Turn Moss to be ready by summer 2018. The leisure centre will take longer due to build time, so maybe summer 2019 but that is not finalised. It would take at least 12-14 month for the leisure centre build.
- Suggested that the Lacy Street architect look at the leisure centre, because

it's a much better design. Need to look at Sheffield, Newcastle and the design of their student accommodation.

- Concern in general that this is a sports based university, and that the facilities will not be accessible for local people.
- Query made about the Man Met Uni and Man City Football Club link that was in the MEN paper recently. Will this have an impact on this development?





TRAFFORD  
COUNCIL

# **PART 4:** **STAKEHOLDER** **EVENTS**

## **Part 4: Stakeholder Events**

These events were held with a number of particular groups on a one to one basis to gain an understanding of the needs of the group, their thoughts on the proposals and how the refreshed masterplan would impact them.

### **Monday 10 October 18.00 – 19.30 The Robin Hood Pub, Trees Tenants and Residents Association**

The main issues raised were:

- Concerns about the future of businesses on the Manor Farm Industrial Estate.
- The potential negative impact of students on the area.
- The scale of development proposed at Lacy Street is too high and would result in the loss of valuable facilities e.g. the car park and Royal Mail Delivery Office.
- Why is the student accommodation not located away from existing residential communities?
- The canalside area should be opened up as more of a feature for Stretford.
- There is a need for more investment to deliver housing for local people.
- Concern that proposals for Kingsway could lead to increased traffic congestion.
- There is support for the reuse of the Essoldo on the basis that it is accessible to local people.
- The facilities people would most like to see are a wider variety of shops, more restaurants and bars, facilities for community use, particularly older people.

### **Monday 6<sup>th</sup> November 18.00 – 19.30 Trafford Town Hall, Turn Moss Road residents**

The main issues raised were:

- Access to the site down Turn Moss Road, which is adopted. Would the Council consider adopting it?
- Level of usage of the park, and whether this would increase, exacerbating existing parking issues
- Loss of green space
- Access through the site to Chorlton Est
- What community benefits are being provided?
- The café and children's play area not required as same facilities were provided in Longford Park
- Why are Salford City FC coming to a site in Stretford?
- What area would be fenced off, details of the fencing and whether there would be floodlighting.

### **Thursday 9<sup>th</sup> November 9.00-10.30 St Matthews School, Poplar Rd, Stretford**

The main issues raised were:

- The group feels there is a lack of transparency and that they are being drip fed information (depending on which consultation event they attended). There

appears to be different information being shared by different members of the Council at different events.

- One of the businesses from Manor Farm Industrial Estate added that they only found out about plans for the future of the estate from reading the refreshed Stretford Masterplan online. They were annoyed that they had not been notified prior to the release of the document online
- Traffic in match days is a real issue – residents are not able to leave their properties for fear that they will not be able to park at their home on return. The right turn has been removed from the lights on Kingsway (from Edge Lane to Chester Rd) and it has become difficult to cross the road (cars are in the junction after the lights have changed). There is a real concern that there will be a serious accident here. There is also concern that reducing Kingsway to one lane will cause tailbacks. Traffic around McDonalds is particularly bad (to get off and on the A56).
- It would be a good idea if the retail opportunities created by this scheme could be offered (in preference) to a wide range of local enterprises (rather than large retailers).
- Wouldn't like to see a lot of student bars opening (opening late hours encouraging drunken behaviour)

#### Questions asked:

- Who is paying for the different elements of the proposals (in particular who will take the risk if the university fails to obtain enough student enrolments)
- How is all of the consultation feedback from the events going to be fed back to Stretford residents?
- Will the new leisure centre be open for public use and will the existing one be open till the new one is built?
- Will tram capacity be improved (with extra students on top of the already full carriages)?
- How will feedback be given to those who have taken part in the consultation? (Feel like there is no response coming from the consultations)
- At the event last night (at Manchester United) it was said that discussion started 18 months ago – why is this consultation only happening now?
- Has there been any consideration regarding health provision/local support facilities (to take into account the increased population). Are there any thoughts regarding local services for an expanded population?
- Are there any plans for additional parking (if the buildings are placed on Lacy Street)?
- Are there any controls to stop Housing of Multiple Occupation (HMOs) being set up in Stretford (for student accommodation). What protection is there to stop groups of students clubbing together to rent a house themselves (not from a landlord)?
- Will there be any effects on house prices/values as a result of the campus being in place?
- Will the facilities at Turn Moss be open for public use following the upgrade? (There is a concern that they will be fenced off for use by Salford City FC)
- Is the access road (from Hancock St to the cemetery) being re-opened for access into Turn Moss? Also concerns with regard to the site being a floodplain.

- Students are often targeted by crime (theft from the person/property). There are concerns that this could raise crime rates in the area. Are we working with the police on this matter?
- Has there been any thought regarding the potential impacts upon the school (extra places needed to accommodate new pupils as a result of proposed housebuilding and the difficulties in crossing the A56).

Monday 13th November (Vine Court, 6-7pm) - Meadows Residents Association

First scribe notes:

<b>Question / Statement</b>	<b>Answer</b>
I live on Lacy St and am concerned that I did not receive any information about this event – found out via Tweet. How will businesses and old people find out? I feel we will struggle to accommodate 1700 people. How will the street handle the extra traffic?	Should've received leaflet through door.
Can't rely on social media/internet for responses – most do not use. Residents are happy to complete surveys if sent to the properties.	No response
Local services are struggling to cope. Tram struggling to accommodate existing numbers of users. Stretford is a busy area (traffic and trams)	Some of concerns being addressed – to feedback into plan
Why does it (the consultation) take so long?	The consultation has been set up to enable feedback from as many residents, agencies, partners and businesses as possible. All concerns raised will be fed back into the plans.
What data are TFGM using (for usage of public transport)?	TFGM will be using passenger data (your experience will also be useful to this process)
Think about advertising these events (& timing)	No response
There is dumping in the streets and the lighting is very dark (around Meadows est). Feels dangerous.	No response
Could road closures be considered on Lacy St? (accidents/near misses from cars/lorries have occurred)	No response

There is not enough car parking available (lack of parking now – which will get worse when parking is reduced and students are here)	No response
The traffic lights on A56 need to be re-considered. The crossing lights change too quickly and the cars fire off from the lights (whilst people are in the road).	We will take this back.
Need to do something with Stretford Mall – need to CPO & remove.	There are conversations with the owners of the Mall regarding the types of shops on offer and its future developments.
Taxis are charging passengers (who have shopping) per bag instead of per mile.	This is an illegal practice – can you tell us which companies are doing this?
Need more detail regarding how the businesses will be delivered.	No response
Are the Council going to speak to private investors to bring investment to Stretford?	No response
If we are to have high numbers of young people in the area we would have to deal with anti-social behaviour as an aftermath of nights out.	No response
	What would you like us to do?
Think about the older population in the area – how will the plans work for this group?  Why not use B&Q site for the accommodation? Think about the businesses in the Mall	No response
Would you be happy with this on your doorstep?	We have worked a long time with investors and residents to improve Stretford. It is very difficult to deal with issues at the Mall (one owner). Some other property owners are difficult to deal with (would leave properties empty rather than fill them). Canal is a strength – but difficult to see (if don't know area). Would be a key asset with investment.
People say business rates are a	We are considering CPO for Essoldo

problem	and the properties on Edge Lane
What has been done by Lancaster University/UA92 to establish need for specific course ?	UA92 have made a business case and believe they can attract enough students. They believe they can enhance learning provision in GM. Looking to ensure that their students leave with qualifications and 'work ready' skills.  Aim to create a 'community campus' with public space in the middle – open for use.
Residents will struggle to find employment (Trafford students are already struggling to find work). If graduates are also looking for work local employers could chose them first. Need to help existing students.	Trafford Pledge programme will help to match people looking for work with employment vacancies.
Turn Moss (it is rumoured) will be cut off to public use. Mentioned access from Hawthorn Lane aqueduct.	No plans to stop public access to Turn Moss. There are 3 pitches (area called the duck pond) which will be refurbished and used by Salford City FC – which will be fenced off. The rest will be for public use. The funding for this element will be used to improve the site (changing rooms/football grounds/café)

Second scribe notes:

Points Recap (from Cllr Ross)	<ul style="list-style-type: none"> <li>• Concerned about the height of the tower block</li> <li>• Impacts upon infrastructure (fly tipping/local traffic)</li> <li>• Trafford Pledge – prospects for people/access to jobs</li> <li>• Bring leisure centre to Stretford (Lacy St site)</li> <li>• Future of Stretford Mall</li> <li>• Essoldo &amp; how it will be used</li> <li>• Speak to residents on Meadows Est</li> <li>• Permits for parking (free for residents)</li> <li>• Traffic crossings</li> </ul>
M of P: Live on Lacy Street, concern regarding information – tweeting. Str PH mtg.	Getting information after others such as the information given out at a London conference. Elderly residents have not been informed. Businesses such as Atlas Management were unaware. There is concern on the large number of students on an estate that struggles already e.g. parking. There are 3 entrances to the estate, how will traffic be handled? Resident: There was a stand in the Mall, we were not told.

<p>M of P: Local doctor surgeries, services and transport.</p>	<p>All surgeries and local services are struggling now. There is only one bus stop. A lot of schools use the trams, domino effect.  JH: All of these things are being looked at and planning will look at it. Useful what is being said.  Resident: Why so long?  RR: It is because all of these issues need looking at. We are talking to TfGM regarding the tram and bus services. Capacity of buses, we want to encourage cycling and walking. It is 1.1 miles to the university. Opening times of the University are being looked at.  Resident: Old people can't walk.</p>
<p>M of P: It is a busy location and bus is main transport. Not just one stop is needed. Currently the buses are on strike every Monday for two months.</p>	<p>Speaking to TfGM, how is the information being gathered? Do they know at peak times 7.30 - 10pm it is very difficult to get on a bus.  Cllr Adshead: I use a bus it is quicker.  RR: Additional information would be great and we can check on this.  Cllr Adshead: Having a launch event, the Meadows are invited.  M of P: One day notice and I work. Think of the times, dark nights –I wouldn't like coming out. Pitch black here and Blackpool Illuminations will be there. Also fly tipping needs sorting.</p>
<p>M OF P: Access</p>	<p>Cllr Adshead: Talked about closing off Butler Court  M of P: They won't. From Sale you can't get off – Crossford Street. 27 vehicles damaged due to heavy vehicles.  RR: Access on the estate needs looking at.  M of P: People drive down Lacy St the wrong way, someone was killed.  Cllr Adshead: More going on, Atlas put in an objection and counted more than others.  RR: Need to look at this.</p>
<p>M OF P: Not against the proposal but you can't put 20 storey flats in location</p>	<p>Other towers also with it, plus the parking. This isn't Holland; people won't cycle along the canal. You have to think who will use it; the reality is students drive cars.  JH: People have asked for cycling.  M OF P: KO scandalous – lights/crossing. They just take off, 10 minutes people are waiting. 30mph not adhered too.  I wouldn't walk to precinct anymore.</p>
<p>M OF P: We on the estate affected, travelling to the big Tesco as this one is shutting.</p>	<p>JH: Tesco made a commercial decision.  M OF P: The design of the mall needs looking at. Aldi is open till 10pm. The Mall is not fit for purpose any longer it is a white elephant.  JH: The mall should respond.  M OF P: Why can't the Council CPO like the Essoldo.</p>

	<p>M OF P: Local taxi firms will make the most of the plans. Charging by the bag, I can't do a weekly shop at Aldi.</p> <p>Cllr Adshead: Perhaps influence the mall to change. Talking to Gareth. Maybe a new section which can be closed off we can focus on.</p> <p>RR: The Mall does not have a great layout - it costs more to stay open late.</p> <p>M OF P: No one goes to Bon Marche at 10pm, Restaurants etc. You need to tell us how.</p> <p>RR: Not all in our gift. There is a conversation to be had with the Mall. Altrincham used to be so different. We spoke to the private sector. Shaws Rd – nest and cafes, Station house – shops and café.</p> <p>M OF P: Shops and cafés don't help old people. Prices are too high, it is expensive. This might work in Altrincham, but here people haven't got the income, worried about the plans being brought in. Having a pub on the estate was a nightmare; you will have young people coming home drunk if a wine bar is put up.</p> <p>Cllr Ross: Are you saying new businesses are not benefiting.</p> <p>RR: What would you like to see?</p> <p>M OF P: Realistic businesses. Need to consider elderly residents, have you measured the space? Some people have said put the leisure in Stretford Mall. Why not the B &amp; Q site for accommodation, it is near the University.</p>
<p>M OF P: Concerns over renting, what will happen to tenants? Article 4 - over 3 residents in a house. How do you stop that from happening?</p>	<p>Cllr O'S: Lots of elderly people here.</p> <p>Cllr Adshead: Planning for this is needed.</p>
<p>JH: We have tried to bring investment to Stretford.</p>	<p>RR: Regarding the Mall – The Council is restricted by the Mall. Single owner of the site. Some other sites are difficult. Essoldo has been empty for 20 years, shops on Edge Lane. Selling but not in the way that makes sense. The Council proposal is very different, addressing areas. The Canal is a fantastic asset, it could be better. Time spent there means an increase in spend. Driver – number of visitors increase. The student accommodation is part of that.</p> <p>M OF P: It didn't help Salford Precinct.</p> <p>Resident: People complain about business rates. TJ Hughes is not the same nor is Wilkos. You can't buy a light bulb in Stretford.</p> <p>Cllr Ross: A year ago we was more confident, rates had gone down. It is a bit scary again. The residents are not confident of this; they haven't seen the causal effects and impact on local</p>



	<p>area. Cllr O'S: The Mall rent and rates are so high, killed loads of businesses, no one could pay.</p>
<p>M OF P: The concern is if students come, the mall and everything will not budge. If it hasn't changed in 20 years what will change?</p>	<p>RR: Essoldo and shops on Edge Lane. Considering CPO. M OF P: Will students come, what happens to the accommodation? JH: They believe the business case stacks up. They believe it will enhance the offer. They are in conversation with others to complement. More than just a degree, 10 principals. M OF P: We don't understand, most university students have those life skills. JH: Employers invest in skills – the University are trying to build on this. RR: Stronger relationship with business: paid placements, life skills, budgeting etc. M OF P: What businesses? RR: Microsoft taking space. Cllr Ross: On that point, is there a way of getting people ready and develop. RR: Yes, opportunity is there. We want a community, not gated, open and public realm. Engage students – IT. Lots of evidence it can benefit all.</p>
<p>M OF P: Community spirit and jobs</p>	<p>Lived here 15 years and grew up on the estate. We don't have community spirit – 6/10 years ago it went. Regeneration was to happen and didn't. People here are looking for jobs; concern is if you bring students in, you cut the existing community off at their knees. They will take all the jobs. RR: People coming in will create new jobs, Trafford Pledge etc. Cllr Adshead: Weekend/part time jobs will go to the students, McDonalds etc. Shouldn't put all accommodation in one location.</p>
<p>M OF P: Turn Moss rumours</p>	<p>There are rumours, no dog walking for example. Residents have said Turn Moss is not used, Hawthorn Lane the only option. JH: We are talking to them, no plans to use other access. Yes to dog walkers. There will be some fencing for the 3 pitches out of 20. Salford City football and University (Wednesday afternoon). Cllr Adshead: This isn't benefiting the locals. M OF P: There is a lack of facilities for the whole family. The lighting at Turn Moss is shocking, I have to take a torch with me, accessible but not safe, fly tipping. It is on the Pennine trail but isn't safe. Cllr Ross: Other stuff has also been reported. RR: Council priority, but not connected to this. Mersey Valley to improve, the water park, signage, lighting etc.</p>

Cllr Ross: Summary	<p>Height of the building</p> <p>Impact of the building: external infrastructure, fly tipping, services.</p> <p>Trafford Pledge: job prospects for locals.</p> <p>Leisure Hub suggestions: alternative to Turn Moss.</p> <p>Mall and Essoldo: best way to resurrect.</p> <p>M OF P: It is about speaking to people, go knocking on doors. Not everyone is tech savvy to get information, nothing in the Messenger or the Metro. Have to pay for MEN paper, the Council should send packs to residents (freepost).</p> <p>Cllr Adshead: Postcode information would be useful regarding impact. Also parking for residents, could free parking permits be considered.</p> <p>M OF P: Worried about people parking here who work at the Mall.</p> <p>Cllr Adshead: Residents are involved less and less down the years. Need more engagement.</p> <p>RR: How we ensure local residents can access jobs and have opportunities is important, we want to work with the community. This area is a big driver of what is being done. We have walked round and access is an issue.</p> <p>M OF P: During events like match days and marathons, accessibility is an issue, carers can't get in.</p>
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## Tuesday 14th November (Victoria Park School, 7-8.30pm) - Trafford Grove residents

First scribe notes:

Question / Statement	Response
Is it the Council who will CPO?	<p>RR- Yes it will be. Current owner could sell it to somebody else, or bring the building into use again. Our view is that if the Council can bring it back into use, it will be the best thing for the community.</p> <p>M of P - But what if the council just sell it!</p>
I am not against the development, but the terraces we live in open straight on to the road, I worry about traffic when it's back into use. Need to make it clear that road can't be the main access. In addition, parking is at the back of the terraces, concern that this will fill up and residents wouldn't be able to park.	<p>RR – That's two issues - parking and access. With the development of student accommodation we can deal with the parking and feed this back into the consultation. Secondly, the issue around access, given that the Essoldo building could be re-opened at any time, there is a need to consider access issues in general.</p>
The SIS building on Radnor Street, is it true that they are selling up?	<p>RR – It is not within the red boundary line, and the council is not looking to CPO. However, the council is in discussion with the owners of the site.</p>

	M of P –Somebody who works there has told me that the owners have sold the site, and that they will be out by Christmas!
Have you considered other sites – what about the old playfields behind the car wash on Chester Street?	RR- We can look into this.
What is the Essoldo going to be?	RR – This has not been decided yet. M of P –Will it be like the Public Hall? Or the Library? JH – It can be community spaces, a cinema again maybe. We want ideas? RR – There is no particular proposal, we are keen to bring it back into use, and something for the community to use. M of P – What about a Library? RR - This can be looked at if this is what the community want.
Will Essoldo not be a student union?	No -This has been re-visited.
What's the timetable?	RR – In January it will be going to community exec. The masterplan is only part of the process; any development will need to go through the planning process. Planning will have a consultation period of its own, where all residents will be consulted, particularly neighbours. Furthermore, more detailed information will be involved and submitted.
The front of the Essoldo is what people see; can we just save this and demolish the back end?	RR - It is listed so this can't be done.
Looks like it is a big opportunity. What about something like Altrincham market?	RR- It could be a market, or small employment spaces to work alongside what Stretford Hall is offering. M of P – I think people are just worried about it being used for students only. RR - Confirmed that this has been re-written.
Will anything we say get taken into account?	RR- There are no particular plans at the moment. So all options will be taken into account.
Biggest worry, don't want to end up like Fallowfield. No objection to students, if it helps to regenerate Stretford.	RR – Before it goes to Exec, we will look at all the issues discussed tonight. M of P – There are hundreds of different issues that have been raised, maybe this consultation needs more time – it is being rushed through too quickly.
What about Edge Lane Shops?	RR – Looking at CPO shops and flats above, it is felt they have been left to fall into disrepair. The council want to see them brought back into use, with accommodation above. It is felt that this building has been up for sale for a long time, and is an important gateway of Stretford from the Tram stop

There is concern about more people coming into the area, with more cars	RR – Few cars are possible. It is a very accessible location; the application will look to encourage people to be sustainable. I don't believe all students will have cars.
It needs to be decided where people can park cars? In Altrincham they have a fly over, maybe this is an option from the Mall. People will come in cars, we all use cars too much. The Stretford car park is empty at night. There should be a fly over to the Essoldo.	JH – The council have not spoken to the owners of the Mall, but this option can be considered. SP – We are aware that parking, and traffic will be issues. However, there are student schemes across the country that we can look at for solutions. We want feedback from you, your ideas?
Concern about emergency services access?	SP- Nothing will be done without consulting all emergency services through planning.
It is felt that the negativity from people has come from the presentation of the plans. Communication has been the main issue. Do we have an input into this now?	SP – Yes of course. Students will be part of the community, it will be managed, and 6,000 students will not just arrive at once one day. We need to be talking about what we want the Essoldo to be, and then we can review the problems there might be. M of P – It sounds like this is an opportunity then.
Is the SIS building up for sale?	RR- We don't know.
Mall, what are we going to do with it?	RR- It is the view that bringing students into the area will bring increased footfall into the Mall. Hopefully leading to better shops which open longer.
I have 3 young children, and don't have a car. I manage with public transport because the area is really accessible. We really need to push this to students and not add to the traffic nightmare.	RR- Good point.
When consultation closes on the 19 <sup>th</sup> , will you publish something else to get more positive responses from people?	RR- Yes we will be re-publishing the masterplan in January next year.
What about underground parking?	SP – This does cost a lot of money.
Are you going to listen to us, make students sign a contract that bans car parking etc.	SP - Banning car parking for students can be looked at, so can parking permits. We will be looking to promote sustainability.
Car parking is a key problem / priority	SP – Not just car parking but cars on the road in general. Need to look at how people get from A to B. RR – Where my daughter goes to university there is no car parking. It's a good point about Stretford Mall car parking, or permit scheme. Need to look at a number of options, no one solution.
Should be noted that there are aerials on top of the Essoldo, so need a large crane to come down Trafford Grove.	RR- Good point this has not been considered.

This is not a safe place to cycle!	RR- -One proposal is to do a cycle lane on the Metrolink 3 <sup>rd</sup> track M of P - solution might be shared cycle / pedestrian pavements.
Idea might be that they supply boats with the development; they can go to university in boats!	RR – Something to consider M of P – But the university isn't near the canal? RR – No ½ mile away.
How high is the residential accommodation on Lacy Street going to be?	RR- At the moment it will be 17 storeys. M of P – Too high and too ugly. JH – We are aware that we need a quality building that will last.
What about sheltered accommodation for the elderly?	SP – That has been raised and recorded.
More trees not less trees. Need to improve green spaces not lose them.	JH – Can it be improved in anyway? M Of P – Can it be protected? RR – Not sure it can be protected but can be improved. My personal view is that it is currently dark, with lots of shadows. Can we light it up and make it more useable, or do you want to keep it as is? M of P – Agree don't want to lose the beauty. It's private and feels safe.
University and campus locations - can they be moved over? Do the council own B&Q site?	JH – The B&Q is not for sale at the moment.
Have there been other sites suggested for student accommodation?	JH- Yes, but it is felt that Stretford will get the most economic benefit from the current location. RR – There has been Kelloggs, south of the Mall as another suggestion.
Any suggestions that the leisure centre could go on the Lacy Street site?	RR – Yes this has been put forward.
There is an affordable housing need?	SP – It is clear from the consultation that people want affordable housing.
Raglan Street green space not being touched?	RR – No not being touched.
Development is moving leisure centre away from community. Isn't it easier for students to go to the leisure centre rather than other way round?	JH- It is felt the new site can offer a more flexible space, and be more accessible. RR – Moving it to Lacy Street is moving it further away from people within Old Trafford. It will be nearer Sale Leisure Centre on the Lacy Street site than other neighbourhoods. It wouldn't be central for people.
Shops on Edge Lane they will all become takeaways and Bargain Booze shops for students, like Fallowfield. What about traffic, all the cars?	JH- We will take all the feedback on board. RR- In terms of shops, we are looking to purchase these. We can look at using planning policy to control the opening of takeaways.

Second scribe notes:

<b>Question / Statement</b>	<b>Answer</b>
Q: Problems for residents regarding cars. Chester Road parking, Match days etc. It is nightmare for residents.	RR: No specific proposals for that site.
Q: Portion of land off Cross Street.	RR: Identified in the Masterplan – not disputing. The feedback is very clear.
Q: Not going to be touched?	RR: Are you happy as it is?
Q: What we need is more traffic lights, as it is difficult to get out.	RR: Across Chester Rd. (A resident pointed out the issue is misleading on the flyer)
Q: This is all coming from Trafford Council, no other community aspect. Raleigh Str. site – Can you confirm this is not going to be built on (the site on the other side of the church).	RR: The Church and the BP garage there is no proposals.
Q: Trafford Grove Radnor St – the main sewer, you will not be able to build on there, you've not notified the Water board. You can't build on a main sewer.	No response
Q: According to the Masterplan the Essoldo is included in the CPO plans, what if it doesn't happen? We as residents will be surrounded by flats.	RR: The Essoldo is part of the proposals. The Department is on agreement on CPO. We think it is beneficial for Stretford.
Q: What about residents? I'm a direct neighbour.	RR: Looking to acquire the Essoldo, the consultation will be with the community. MOP: When buying years ago – one Road up. We had to get double yellow lines to stop people parking – one entry only. If the CPO happens, what happens to the road? Where will it all be? People may be frightened and sell up.
Q: Stretford neglected for years. No shops.	
Q: Fire service – 3 storey houses.	RR: The proposals ongoing – not fixed. These are the details that we want to know. RR: The council are looking to CPO, not commercial. The owner could sell to somebody else. Issue needs to be addressed. Our view is if we bring it to use we can look at issues.
Q: The council may sell it on – we don't know.	

Q: I'm not necessarily against it. My main concern is the row of terraces straight onto the road. We need to have it clear; our street is not wide enough for an access road. Backing onto Chester Road. Parking issues.	RR: Development of students on that site - we can look at, feed it back as a response. Issue of access – like the issue, it could open up tomorrow.
Q: Parking is the main issue. We can't park and coaches come down. Nobody speaks to us or gets back in touch.	
Q: Could use the sister building on Radnor Str. Are they to be CPO?	RR: Not in our CPO red line. We are in discussion with the owner of the site. Not aware it has been sold.
Q: Workmen there have told us by Christmas it will be sold.	
Q: Why 20 storeys?	
Q: Old Cock and carwash, that land, why can't it not be used by Trafford?	
Q: Essoldo?	RR: No specific proposal. Commercial views.
Q: Like Stretford Public Hall?	JH: It needs to complement Stretford Public Hall.
Q: There must be some plans.	JH: It used to be a cinema, it could be again. RR: No specific proposals, but keen to use.
Q: UA92	RR: Thinking at the time and has moved on.
Q: Stretford Library?	A: Happy where it is, but happy to hear from the community.
Q: When will it be finalised?	RR: Council Exec, January. Firm up land use. Then future planning apps. The Masterplan approval only a part of it.
Q: Will we be kept up to date?	RR: Yes, specifically the planning apps will be on the council website and widely notified.
Q: Essoldo – Could you knock it down and build?	RR: No, it is listed inside as well.
Q: Massive opportunity to do something with it. Someone suggested an Altrincham Market idea.	RR: Yes, such as the SPH, small businesses could expand.
Q: Councillors have been telling us in	

<p>not so many words this is a 'done deal'. We do not want it like Fallowfield. We wanted Stretford regenerated with jobs for locals before planning came and looked at Trafford Grove. Concerns over the lorries, bricks, dust being breathed in, kids on the streets. It was a big mistake letting the precinct fall into decline. It needs postponing, we need more time.</p>	
<p>Q: Edge Lane – What's happening?</p>	<p>RR: Looking to CPO the shops and flats. It is an eyesore, not a great entrance. We want to see a retail offer with accommodation above. Has been on sale for a long time, it is an important entrance.</p>
<p>Q: Worry there will be lots more people. On Chester Rd there is constant traffic.</p>	<p>RR: Have view as fewer cars as possible. We are working with the University, it is 1.1 miles to the teaching campus.</p>
<p>Q: Key problem – Cars. Where are the cars going to go? Cars are not going to stop, Altrincham is an example, the streets are used day and night.</p>	<p>JH: Option to talk to the Mall regarding their car park. Looking at it all and the impact on the area, schemes across the country with students and cars. How to improve the environment. Where there should be restrictions and not.</p>
<p>Q: Traffic lights, coming from Manchester, dangerous, accidents.</p>	
<p>Q: Negativity is due to the way it has been presented. It now seems to be rolled back a bit, community involved. Not just a giant student area.</p>	<p>A: Yes, Interested in bringing the Essoldo back to use. Drip of students over time and part of the community, parking, traffic, safety – we're not going to get away from.</p>
<p>Q: Way this is presented. Sounds a real opportunity.</p>	
<p>Q: SIS is it up for sale? What plans for the Mall?</p>	<p>RR: Working hard with owners regarding more businesses. Needs an offer over time for shops and businesses.</p>
<p>Q: I have 3 very young people. I don't have a car. I get about very well using transport. Push that.</p>	
<p>Q: Once the consultation is closed on</p>	<p>RR: Yes. Over 700 questionnaires filled</p>



the 19 <sup>th</sup> will you be publishing something positive to encourage people involved or will it be meat and bone focus.	in online. Revise and refresh. January or in the New Year we will publish.
Q: Car parking for students, maybe a contract for students not to have a car. Need to encourage using cars for small journeys. But it isn't just parking but cars on the road. Can't cross roads on match days as it is.	RR: Doing a number of different things, looking at it. Not a single solution.
Q: Aerials on top of Essoldo, Large Crane comes down – cherry picker.	RR: Not thought about that.
Q: I cycle, roads are horrible.	RR: Look at the cycle lane near the Metro route, 3 <sup>rd</sup> Lane. We are talking to TfGM – not saying can do.
Q: Lot of money building canal Boats	A: Good idea
Q: How high will the student accommodation be?	RR: 17
Q: Don't want it, it is too high, it looks ugly.	JH: Keen on a quality building – last the test of time.
Q: Light on Trafford Grove. Elderly on Lacy St – Butler Court and Vine Court.	
Q: More trees, maintain green spaces.	JH: Can number 12 be improved.
Q: Can it get protection?	RR: Don't know but want to enhance it. It is quite dark, it could be lit and be more usable.
Q: It is nice the way it is, private and safe.	
Q: University there and campus here. Better the other way round.	JH: We already have a proposal and it is difficult to convert Kellogg's to accommodation. We don't own B & Q.
Q: Any other sites for students? JH: Near the campus. Trying to bring regeneration to Stretford. Gorse Hill would be TC. RR: If sites are put forward we can look. Stretford Leisure centre – proposal for Kellogg's site. Q: Leisure centre could be Lacy St.	
RS: Houses – Planning permission brought forward. Q: Social Housing or private?	

<p>RR: Affordable part/shared ownership being looked at.  Q: Not touching back of Trafford Grove and Radnor St.  Q: Students. Where is the social housing for Stretford?  JH: Need to look at it.</p>	
<p>Q: Mvg Leisure centre away – difficult access.  JH: Opposite on the new site to build something different. Flexible and accessible, it's an opportunity.  RR: Central, Lacy St would be away from Old Trafford.</p>	
<p>Q: Shops, Edge Lane – takeaways and bargain booze, around the Arndale. The Council are investing in White City.  RR: Shops, looking to buy. Planning policy to control takeaways.</p>	

**Thursday 16th November (Horrocks Room, St. Matthews Hall, 7-8.30pm) - Friends of Longford Park**

<b>Question / Statement</b>	<b>Response</b>
<p>Geography: Are Longford Park and Victoria Park within the refreshed masterplan?</p>	<p>SGM: Victoria and Longford parks are referenced in the masterplan but only in the context of improving connectivity to them from the town centre.</p> <p>There is a separate plan with associated meetings for Longford Park based on the HLF (Heritage Lottery Fund) bid. Richard Roe is involved in this also. Meetings for this separate plan will be arranged soon.</p>
<p>There seems to be lots of investment involved in the UA92 proposals, can any of it be used to improve any of the local parks as they will be used by the students too?</p>	<p>SGM: There are no specific plans linked to the parks at the moment and the HLF programme will pick up some of the issues in Longford Park. However the council are looking for suggestions as to what can be done to improve facilities in Stretford and how the parks can be better linked together – FOLP to submit an official “view” document to the Council on how the parks can be improved.</p>
<p>There should be a ‘Green Route’ through the parks to the town centre (Stretford) and the UA92 Campus.</p>	<p>SGM: The Council is looking at the public realm and movement more widely now and looking at what can be done to provide cycling/green routes in these areas, there is even some potential to look at some TfGM land alongside the metrolink, for example.</p>

	There is work to be done in this going forward.
<p>Turn Moss and Salford FC – How can this be built on? It is Green Belt and is within a flood zone. How can we countenance giving public land away to billionaires?! How does this benefit Trafford??</p> <p>This seems like a done deal. I am surprised to see Salford FC here, what is the connection to UA92 – apart from the owners? It makes no sense.</p>	<p>SGM: This will be subject to planning and likely decided at planning committee, who are a separate body to council officers.</p> <p>SGM: Not a done deal, this couldn't be announced earlier as there were still ongoing conversations with the parties involved, there is regret at how this information reached the public realm</p>
<p>Turn Moss needs investment, the right kind of investment though, alongside other open space areas in Stretford. Need to ensure that Stretford's assets work for the people of Stretford, not just private organisations such as Salford FC. Are there a further detailed plans connected to this?</p>	<p>SGM: No further plans yet but Salford want to have 3 training pitches. A 4G pitch would remain in Council ownership for public use with better drained pitches and new changing rooms.</p> <p>SGM: Fences will be around the Salford Controlled pitches</p> <p>SGM: Parking will have to be provided in accordance with Council policy</p>
<p>Who is going to secure the sites as Turn Moss is currently subject to criminal behaviour?</p>	<p>SGM: Trafford would be responsible for this – Good point made here.</p>
<p>The road onto Turn Moss is inadequate for this use, what will be done?</p>	<p>SGM: Residents have approached Trafford about the status of the road and the potential adoption of it (currently owned by the residents). It is agreed that something will need to be done to improve the road for access to Turn Moss. Again, parking will need to be looked at as part of the planning process.</p>
<p>Can you define the improved links to the town centre as referred to in the refreshed masterplan document.</p>	<p>SGM: The local parks will be hopefully linked better to Stretford Town Centre via improvements for pedestrians and cyclists – further work will be done on public realm and movement.</p>
<p>The masterplan suggests it will improve air quality, how?</p>	<p>SGM: The Masterplan will aim to promote and engage people in using alternative modes of transport. There will also be an aspect of tree planting in the plans.</p>
<p>Why now UA92? What are they bringing to the table?</p>	<p>SGM: It's not just 'Gary Neville', companies such as Microsoft and Bruntwood are involved and will be operating with(in) the university environment, bringing their investment to the project and as willing partners they must be confident of the project being successful.</p>
<p>Is there going to be any use of Longford Park as part of the</p>	<p>SGM: The project team did visit Longford but looked to use Turn Moss. The Council understand the</p>

proposals that would see things like the fencing off of Gorsehill Park.	legitimate concerns about this and there is something to learn there.
Have concerns about the access to the new leisure centre surely it will be restricted? The EIA suggests it will. We need this as a guarantee.	SGM: No restricted access or exclusivity for the university. Centre will remain in the Councils ownership (leisure trust)
Routes through Longford Park should be encouraged (“green routes”) then up through the quadrant to the campus. Some paths will need work.	SGM: This is on the Councils agenda now and will be reviewed as part of the movement strategy.
What happens after the Consultation?	SGM: The idea is to collate the views and comments and review them. Then go back out with revisions and further plans in light of comments garnered through the consultation.
The Old Masterplan was better, this has now just been taken over by UA92 and it is being rushed through. These new proposals do not take the adopted local plan into account either. The council is trying to use an un-adopted masterplan to get the university proposals through	SGM: The refreshed masterplan references the opening up of the canal side and will bring the area back to life. Any proposals will be assessed against Trafford Planning policies.
Are there any alternatives for Lacy Street other than student accommodation?	SGM: Other locations have been looked at for student accommodation but it is thought that to get the full benefit of the economic case of having the accommodation in Trafford, to support the economy, it needs to be situated close to the Mall/Town Centre.
Could Arndale House not be used for student accommodation?	SGM: It is not really suitable for conversion into residential as there are issues about the width of it.
Is the Mall in the masterplan?	SGM: There is reference to it in the new plan as it pertains to the demolition of the Southern portion of the site, which will yield a development site.
How much is there to spend on the UA92 Proposals? Is it financially secure?	The project is financially secure and Lancaster University believe it to be a viable and credible plan. The investment in the Kelloggs site (campus) is a sound investment for the council as it is a large site in a strategic location.
Traffic issues are going to be bad in Stretford, especially at peak times, the public transport and roads are already at capacity. UA92 will make it worse.	SGM: The Council/Project team are in discussion with TfGM about the transport infrastructure in the area and capacity; we will await the outcome of those discussions.
Will s106 be relevant to this proposal? I think CIL isn't in this	SGM: The planning applications will be subject to s106, correct there are to be no CIL charges at the

instance.	moment on the proposals.
Previous masterplan referenced the 'Tip' area, what are the plans for this location now?	SGM: We will be looking to make a better gateway in to Stretford in this location.
In terms of financing a cost benefit analysis would show that putting the a56 into a tunnel under Stretford would be a positive thing and bring many benefits to the area. Can this now be on the Councils agenda to make Stretford a better place?	SGM: The Council are not considering this currently.
We want to work with you (Richard Roe) around the planting and maintenance of trees on Edge Lane.	SGM: This can be brought up though the Longford Park meetings with RR.
<p><b>Comment</b></p> <ul style="list-style-type: none"> <li>• FOLP want to see more detail on greenspaces in the plan and more focus on enhancements and investments in open spaces and greenspaces across the plan.</li> <li>• The Council should be minded to get as much s106 as possible from this scheme and not side with the developers to help them by taking less money that could be used in the community.</li> </ul>	
<p><b>Outcome/Action</b></p> <p>Friends of Longford Park are to submit a 'view' on the refreshed masterplan on behalf of their interest group as a formal consultation response. This view will contain a list of what the group would like to see with regards to the connections of Longford Park (and facilities) and the Stretford Masterplan</p>	

- **24<sup>th</sup> November – Trafford Youth Conference at (Life Centre, 12.30-1.30PM) and 25<sup>th</sup> November – Youth Engagement Event at Trafford Leisure (Stretford Leisure Centre, 5.40- 6.30pm)**

Question	Feedback
How do you Feel about UA92, a new University focused on sport, business & media coming to Stretford?	<ul style="list-style-type: none"> <li>• Great for offering more opportunities to young people. (+2 other mentions)</li> <li>• It's a really good idea &amp; it would be better to focus on certain things.</li> <li>• It is much needed &amp; is beneficial to students who focus more on creative subjects.</li> <li>• More people visiting.</li> <li>• I think it will bring more opportunity.</li> <li>• Bring new people, new options for people in the area.</li> <li>• Good because it means that it is a university</li> </ul>

	<p>that does what I want to do very close by. (+2 other mentions)</p> <ul style="list-style-type: none"> <li>• I am glad the government have focussed on building a new university locally. It wouldn't affect me as I want to study computing so I will probably go to Manchester University.</li> <li>• I feel it would focus more students attention on Stretford &amp; bring bursaries</li> <li>• Positive, will encourage local businesses to grow &amp; be established as well as redevelopment of the local area</li> <li>• I think this is a brilliant idea &amp; will encourage more young people to come to this area</li> <li>• I think it's a brilliant idea; bringing the community together, providing young people in Stretford an opportunity.</li> <li>• I think it is a great improvement</li> <li>• It will bring all new facilities to the university &amp; for local people (+1 other mention)</li> <li>• I feel great because of this because a university near my house is really convenient</li> <li>• Good. It will encourage people to get involved.</li> <li>• As long as the demand is high enough for a university of this size, as well as the facilities to support it, I wouldn't mind it</li> <li>• I support it</li> <li>• It may encourage more people in Stretford to join university as its closer to home.</li> <li>• Will bring more residents to area and help out local business</li> <li>• Funding from the government</li> <li>• Budget to promote sports</li> <li>• Irritated because it takes up so much public space</li> </ul>
<p><b>What improvements &amp; new facilities would you like to see in Stretford Town Centre?</b></p>	<ul style="list-style-type: none"> <li>• Better visibility to the mall.</li> <li>• Shops (+4 other mentions)</li> <li>• Parks (+1 other mention)</li> <li>• More popular shops (+1 other mention)</li> <li>• Youth groups</li> <li>• Youth centres</li> <li>• I think more activities for young people to take part in. For example a gym &amp; a sport centre</li> <li>• Sports or gym based facilities to encourage an active community atmosphere</li> <li>• Student bars</li> </ul>

	<ul style="list-style-type: none"> <li>• Cinemas (+ 1 other mention)</li> <li>• Trendy housing</li> <li>• Leisure facilities</li> <li>• More environmental &amp; sustainable buildings</li> <li>• Leisure centre</li> <li>• Park/social space</li> <li>• Better &amp; clean parks</li> <li>• More cycle ways</li> <li>• Renovations of the old shopping centre</li> <li>• Sports Direct (+1 other mention)</li> <li>• Bigger Swimming Pools</li> <li>• More Classes</li> <li>• Sport</li> <li>• Fun activities around Stretford</li> <li>• Football</li> <li>• Basketball</li> <li>• Recycling Bins</li> <li>• Funding from Manchester Airport</li> <li>• More CCTV</li> <li>• Secure Parking</li> <li>• Sports promotions in Schools</li> <li>• Contribution from Manchester Airport</li> <li>• Public green spaces at the side of the road</li> <li>• A running track</li> </ul>
<p><b>What new leisure facilities would you like to see in Stretford?</b></p>	<ul style="list-style-type: none"> <li>• An arena/concert hall.</li> <li>• Concert Hall</li> <li>• Better swimming pool (+8 other mentions).</li> <li>• Leisure centres</li> <li>• I would like to see an improvement to the swimming baths (+1 other mention)</li> <li>• Gym (+5 other mentions)</li> <li>• More enhanced use of leisure facilities</li> <li>• More use of gyms etc</li> <li>• Dance</li> <li>• Athletics</li> <li>• Netball</li> <li>• Youth club</li> <li>• More transport</li> <li>• All warm showers – i.e. continued maintenance on the leisure centre. In the men’s shower room, only 3 are warm</li> <li>• Sauna, Swimming and Trampolines (+2 other mentions)</li> <li>• Sports Track</li> <li>• Water Polo (+2 other mentions)</li> <li>• Basketball Sessions (+2 other mentions)</li> </ul>

	<ul style="list-style-type: none"> <li>• Rock Climbing (+1 other mention)</li> <li>• More activities</li> <li>• Gymnastics</li> <li>• Tennis</li> <li>• Badminton</li> <li>• Squash (+1 other mention)</li> <li>• Handball</li> <li>• Longer sessions / opening hours</li> <li>• A 50 M pool in the leisure centre</li> <li>• Running track</li> </ul>
<p><b>What do you like about Stretford that you wouldn't want to see change?</b></p>	<ul style="list-style-type: none"> <li>• The leisure facilities are great</li> <li>• The mall (+3 other mentions)</li> <li>• Metrolink/trams (+ 1 other mention)</li> <li>• How close the community is</li> <li>• The sense of community &amp; togetherness within the area</li> <li>• I would like the area to stay local with small local produce shops</li> <li>• Architecture</li> <li>• The community (+1 other mention)</li> <li>• The bus service – it's very good</li> <li>• Aldi should stay because its very cheap &amp; reliable</li> <li>• The landscapes</li> <li>• The well organised football parking – ensures a less busy road.</li> <li>• The Swimming Pool and Sports Hall</li> <li>• The Staff (+3 other mention)</li> <li>• The leisure centre and the group of shops</li> <li>• Urban Roller (Tuf*C) (+1 other mention)</li> <li>• The mall</li> <li>• Metrolink</li> <li>• Cricket Club</li> <li>• Stretford sports village and the park</li> <li>• A pool</li> </ul>

**Monday 27<sup>th</sup> November (Sevenways Methodist Church, 6-7pm) Friends of Moss Park, Victoria Park, Gorse Hill and Lostock Park**

<b>Question</b>	<b>Answer</b>
<p>Concerned that students don't pay Council Tax. Leaf/litter/waste management etc. Services have been significantly reduced – flooding etc is a strain on services.</p>	<p>Working with Amey on parks maintenance issues. Students will arrive over a period of time and impact will be identified. Working at getting service right and want to encourage more use.</p>



Regarding the change of composition of the area and people not doing things in parks. Health is mentioned in the questions and answers but will we get more resources?	We believe economic growth will ensure the council gets more financial resources but I can't say how it will be spent in three or four years.
You could make clear how you intend to use finances and it's worrying you're not doing. Could you add to frequently asked questions?	
Have you done an environmental impact assessment? Acuteness of issues in Stretford – air quality, traffic?  Economic impact. Want to see all implications – infrastructure changes – whole of Stretford – not just one building.	Environmental impact for planning.  No, but happy to take away.
Ten years isn't a long time.	Impact of it will be phased over a period of time. How will impact affect? Would have to look at any negatives and look to maximise benefits. Opportunity to respond to impact. Difficult to say.
As a resident would like you to say what you foresee as stumbling blocks?	Starting a new university is not an easy thing. Students in this part of the borough – student integration. Aware of potential of anti-social behaviour or as victims.
Stretford has significantly changed in the last five years. Has houses with gardens, good schools. Can't focus on students. Council used public money to buy land. Would like to see money for local people. Developers speculating on Stretford. Looking to support people locally/infrastructure.	Example Trafford Council Loan Scheme. Investment in public realm – bid in. Consultation shortly on second phase – Edge Lane. A56 regeneration.
Do you know how much money was spent on Victoria Park last year? Think it's gone down – can it be reversed? More people – may want more facilities and planting. Spend and trend each for park for last five years? Trend is downward – can it be uplifted?	Question noted and will look.
Can't do as much as council could. Told	

two years ago if bench fails it won't be replaced.	
Moss Park Friends are new. How much money will be put back into Stretford and not across the borough? E.g. play area and maintenance. Community groups are doing good work but need the council.	
Victoria Park - Table Tennis funding was raised but told due to ongoing maintenance not allowed. Broken equipment has been there four years.	Will take that back.
If not good provision now why would students get better provision?	
Cafes – competition – investment could be better spent.  Turn Moss and access?	Will remain the same. Leisure meeting tomorrow with visuals. Improved access.
Six to seven thousand people coming in who don't pay council tax but get better facilities.	Opportunity to drive investment.
Doesn't mention what residents will get. Want the students to enjoy but they might be resented.	Investment in leisure and Turn Moss. The point of consultation is to look and see comments but can't promise what will happen.  Council owns the leisure centre. Will be bigger with same access as now.
Students on sports courses?	Any use will have to be booked with no special time set aside.  Leisure Centre has assessed capacity and there is some.
Two being closed down so some being offset. Nice to hear some thought has gone into this. Does lead one to wonder how well thought through.  George Carnell and Urmston reduced.  It is if more people have to be served.	Stretford being replaced not reduced.  Bigger and more flexible. Uses change. Also future expansion might be possible.
People concerned as can't see designs.	Initial concept designs in Stretford

	Leisure. Out to consultation – only what we think.
If consultation why advertising for students in London.	Not yet – they're fully aware doing at risk. Feedback so far – vast majority support university site and student accommodation. They're fully aware of consultation. Promotion – early promotion.  Businesses – key partners looking to guarantee paid internment.
How many students in year 1?	600 – 650 – Media, Business and Sport.
Concern – Chester Road/A56 breathing corridor. Slowing down traffic so important. Appalling to remove any green spaces.  Trees near St Anne's Church and Essoldo?  Housing?  Needs a gardener like we do in parks.	No proposals to develop that site.  Identified potential sites.  Plots 12 and 14 either side of church and access road stay green.  Interested in any proposals – e.g. dark, shady and no lighting.  Street scene quite challenging. Mall late 60's structures. Can detract.
Need to communicate – Kept in dark. Had enough good mature trees taken out of Stretford. Not been maintained – if cut back. Want place with range of spaces – part of where we live. It's our home.	
If gardened properly would be a real asset. Feels everything is being gradually eroded and now this. We want to regenerate area but not lots of kebab shops and 20 storey accommodation sprung on us.	
Been in planning some time we know. Lengthy consultation – all possible proposals at that time gone. Things have moved on. Looking forward to students but don't want 'doss hole.	
Doesn't feel any parks involvement.	Listening tonight and taking back.
Any other places you can show us?	Lincoln is who we've spoken to.

Where it's worked. To give us hope. Looks hopeless!	Scunthorpe.  Agree piece of work.
Piece 02 of work – Sunderland. Deprived area – big changes. Also, North Manchester and migrant increase. There is research out there. Look at similar population models to Stretford. People's resentments will play out.	
Scared Stretford could turn into Fallowfield.	
How long have you known about proposals?	About 18 months. Bound by commercial sensitivity.
Understand past. Let's make a start. Trees, Chester Road.	Minuted – said to hundreds of people. No hidden agenda. Where we have information we will release.
Just used commercial sensitivity. Could say same in 18 months. Need position of trust. I understand but don't agree with principal. Investors – some things occurred like filling subways. Start with what you're going to give us. Will generate more goodwill.	
Friends of Gorse Hill Park are on university doorstep.  Bring positive behaviour from students and residents.  Equipment for students and community. Gorse Hill Park so close to university so we are going to need a lot of input.	
Sports courts – agree could make commitment for community sports programmes in areas. Possible role for parks – positive step.	
Need to talk to voluntary groups re involvement.	
Media course!	Lancaster have a programme – students

	do it. They're keen and looking for level of detail.
Opportunity for Gorse Hill Park and public realm improvement. Not just students but how to use opportunity for everyone. Happy to have conversation.	
Lacy Street site?	Council own – no intention to sell it.
Revenue?	Yes.  Have to build so cost.
Will finance stay in Stretford area?	Can't say. Any income to build accommodation initially.
Can I clarify council investment?	Where business case of a return. Want to try and generate return. Can't say today what budget will be spent on. Political decision.
Can we ask that money or percentage be put aside for Stretford on ongoing basis?  Also as students not paying council tax.	More about what you want in area. Can't hypothecate.
What percentage by council and private investment?	Sorting office – Royal Mail decision. Would like to acquire site – included in red line CPO.
Essoldo CPO?	To Council Executive February next year. Following consultation. Process to follow.
Industrial units?	Manor Farm – no.  Down there Friday. Council own. Talking to businesses. No proposals to do anything with it. Not telling anyone they have to move. They asked through local Councillor.  Looking to CPO Royal Mail sorting office, Atlas Bathrooms, Probation (Crown Estate so can't CPO), Essoldo, shops Edge Lane. CPO legal process.
Stories above the Mall?	No – think mostly occupied.
Royal Canal site. Could be corridor with	Want to open up access – interested no

high rise flats either side.	proposal for realm. Fantastic asset.
Whole stretch could be looked at.	
Sitting next to canal would be better space.	
Social area – mixed use. Not such high density.	
Spread out students – not just one area. Reduce number of students in that area.	Not getting developer interest in original proposal. Plans need to be deliverable.
Plans do look awful. May be get different architects and competition with residents choosing.	
Idea is we say 20 stories but we say no so 17 or something. Seen it before.	
Would feel uncomfortable access to canal. Feel dumping a load of students. Why a budget hotel – why not more high end. Near Old Trafford – missing opportunity.	
How you open up canal is crucial to getting it right. Sale good example. Get it wrong and will be a failure. Needs to connect to community.	
Hulme – look at that. Four storey at most and looks good. Doesn't reflect good planning practice – engagement.	
Threat of HMO's!	
If don't have students won't get regeneration.	
Don't object to students but too concentrated.	
Nobody objecting to flats but too many. Promised hotel/restaurant/bars. Hotel at cricket ground. Sure someone could be persuaded.	

Behaviour and parks!	No proposal for university funding for PCSO's. Conversations with Police.
Spoken to PCSO's who can't be in parks on regular basis.	
Report in October said Police said no issues in park. Lots of ASB where they lived. Needs to be acknowledgement of what can be built in.	
When you have meeting with Police could we have information?	Can look at summary of discussions.
Know PCSO's numbers reduced.	
Issue of funding across Greater Manchester. Hoped something in budget but not.	
Litter pickers?	Still have.
Cycling more dangerous. Transport high priority. Will something meaningful happen?	<p>Additional funding to improve cycle lanes. Over £2 million. Talking to TfGM re sustainable transport package.</p> <p>Metrolink/bus provision/routes. Trafford Park tram. A lot to upgrade Bridgewater Canal last few years.</p> <p>Greater Manchester Mayor – Stretford anticipated to be put forward.</p>
When?	Stretford – this is a plan we're consulting on. This is where we are now. GMA plan is not set in stone so can change – not specific A, B, C.
Encourage local people. £20,000 loan. So much change. Could Stretford be special case. People with ideas. Need support from council.	Above that scheme there are staff in authority who can help/direct/identify opportunities and support. Ask them to contact Economic Development Team.
Place – could we adopt a Stretford Pledge. Support for local infrastructure, benefits for green spaces etc.	Will feed back.
Mall – empty units. High business rates – can't sustain small businesses.	No control.

Higher than Altrincham.	We know Mall rates but no control – set nationally.
Can't Council use discretion for a rates holiday?	Council don't have discretion – we provide advice. No control over setting. Valuation office. Businesses can appeal.
Regeneration might not happen if rates stay same.	Meant to be a review.
Can't Council put in a special case. If Altrincham pays too little and Stretford too much?	No incentive for business rates to be high.  Different bits of Trafford Centre have different rates. Great level of detail.
Business Rates Council should do something.	Increasing football – that's why loan scheme.

Monday 4<sup>th</sup> December: (Trafford Town Hall, 6.00 to 7.30pm) Gorse Hill and Longford Residents

<b>Question / Statement</b>	<b>Answer</b>
<b>Transport</b>	
Car parking – where ?	There is a large park & ride at Sale Waterpark.
People are not going to go there for parking	This is an issue we will take away and address.
Tram infrastructure is a problem (they chose to live in Stretford because they could easily use the Tram – but it has turned out to be more expensive than using the car !	Speaking with TFGM about tram & bus infrastructure. Looking at public transport proposals across GM.
I used a travel card around London which cost me £6. Here costs £3-4 per journey.	<i>No response</i>
Car parking a problem when Man Utd are playing – how will this be dealt with when students arrive ?	New tram line in Trafford Park will help to alleviate match day travel to the Man Utd.
Car parking an issue on Great Stone Rd when there are matches/events on – nobody around to remove illegally parked cars. There are no permits in place & people park on the paths.	Need to address this.



There is concern about car parking – residents have to plan their day around the ability to get in & out of their properties.	
There is discussion regarding cycle paths (which is good) but cycles are not currently allowed on the tram – can this be looked at?	There has been discussion with TFGM regarding this since it started. Bikes have never been allowed on trams. The key issue is that they would take up essential space in the tram (when space is at a premium). We would need to make a good business case for the whole line and not just part of it (therein lies the difficulty)  Notes from TFGM meetings are published on GMCA website.
People with prams have difficulties getting onto the tram at peak times.	<i>No response</i>
Turning right onto Chester Rd (from Edge Lane) is now impossible and causing the junction to be unsafe.	Need to talk with highways to resolve this. Haven't yet completed detailed parking, travel or transport strategies yet.
<b>Decision Making</b>	
What is the timeline for decisions which will be taken about this work ? What level of detail will we have (street scene, leisure centre)	The masterplan sets the overall framework. The sites will come forward as individual planning applications which will each need to be determined & the appropriate decisions taken (based upon the responses from the consultation events).
It is 20 months until the university opens its doors to students. We have heard a lot of ' <i>haven't got answers for that</i> ' and ' <i>haven't yet done that</i> '.	The masterplan will go to the Council Exec early January 2018. The individual planning applications will each come forward following this. The number of student places are staggered – in the 1 <sup>st</sup> year there will be 650 students.
When will there be a go/no go decision made ?	Currently working through consultation responses (aiming for a January 2018 decision) but reliant on feedback and the further work which may need to be done in response to that.

<b>Data</b>	
Why is the university needed here ? (what is the reasoning behind it ?)	Jobs, help for SME's training for local residents (who would prefer to study nearer to home)
How many staff based at Trafford Town Hall live in Trafford ?  <i>(this has been requested as a Fol request following the meeting – asked to grade the information in terms of distance the staff live away from the site)</i>	Recent figures say 80% of the workforce live in Trafford – but feel free to talk to us following the meeting regarding submitting an Fol
Not seen any market research to show there is a need for this university. <ul style="list-style-type: none"> <li>• Where is the market research to show it is a viable venture ?</li> <li>• Why not build residential (as specified in masterplan)</li> <li>• What is the basis for this project ?</li> <li>• Are other universities interested in this ?</li> </ul> <p>Seems a risky plan for Lancaster University (and the Council). Could be left with a white elephant if places are not taken up.</p>	We can ask Lancaster University for a copy of their market research and publish it on our website.
8 weeks until the end of January 2018. How many responses have been received and how is it being analysed ?	There have been (approx.) 800 responses so far – and they are being monitored as they come in. Comments from consultations are being collated and included. All of the data is being analysed by a private company called We Are Brave.  The Exec will be held in public.
Is the company able to receive an Fol ?	No – it is a private company
Why did you choose this type of survey ? The questions are weighted to give a 'yes' answer. It has also been possible to complete more than one survey (which would provide a one sided response). We don't know if the real stakeholders are providing feedback.  How will the data be used – to provide	<i>No response</i>

balanced feedback ?	
<b>Miscellaneous</b>	
Shortage of medical facilities (GPs in particular)	The assessment of medical facilities is an ongoing issue in Stretford. This is an issue we are discussing with the CCG
Why Choose the Kellogg's site ? There are lots of plots of land in Trafford Park.	There are no sites available to us in Trafford Park. This site became available and is appropriate the university.
Can't see what is being offered to the community. What are the benefits to us ?	Universities are known for uplifting the local economy through offering training and employment.
People just come into the area (ie; football) & bring nothing to the economy.	<i>No response</i>
What will happen to the students if the university doesn't happen ?	<i>No response</i>
Have you ever been to Turn Moss in the middle of winter ? It is full of water (the stream overflows). Also – are there any plans regarding access ? There are issues regarding parking here.	Access will be via Turn Moss Rd.
Has it occurred to the Council to offer residents a vote ?	<i>No response</i>
Being told different stories at different events	<i>No response</i>
Would be nice to have a university in Trafford	<i>No response</i>
Why didn't you come to us with the final options – then we could respond properly ?	<i>No response</i>
Where are you going to publish the responses ?	<i>No response</i>
<b>Housing</b>	
HMO's for student lets in area could turn into another 'Fallowfield'. Worried about a transient community.	Planning Committee in December will be looking at implementing an Article 4 control to limit the number of HMO's in the area (the Council currently allows

	permitted development rights). This will be regulated through the planning process (if a landlord wants to convert a dwelling into a HMO they would need permission)
We have already got rogue landlords – could there be a landlords register (like Salford). Have a lot of flats above shops (seem to pop up daily) – no buy in from landlords.	We are looking at accreditation schemes for landlords. There are a relatively small number of rented properties in Trafford.

**Thursday 7<sup>th</sup> December 10.00 – 13.00 Trafford CCG, Crossgate House, Sale - Patient and Resident Advisory Panel**

The main issues raised were:

- The group requested that the proposals take into account potential impact on transport and health services as they are developed.
- There is a need to take in account the additional student users for the leisure centre and whether there is sufficient capacity for all users.
- Support for use of the Essoldo as a community facility.
- Potential for new planting and green welcomed and would have a positive impact.

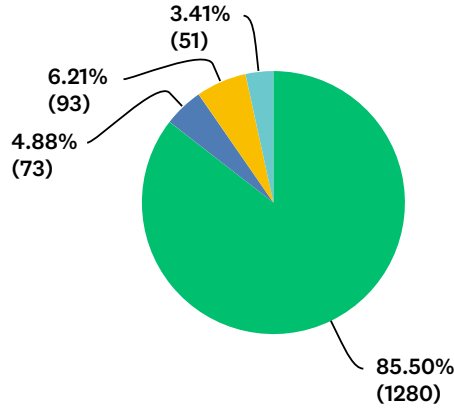


TRAFFORD  
COUNCIL

# **PART 5:** **QUESTIONNAIRE** **RESULTS AND** **FEEDBACK**

## Q2 Do you agree with the objective that Stretford is in need of revitalizing, regenerating and investing in?

Answered: 1,497 Skipped: 22

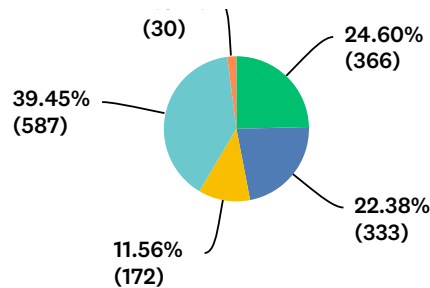


■ Yes - something needs to change   
 ■ No - it's fine as it is  
■ Don't know - I'm undecided about this   
 ■ Prefer not to say

ANSWER CHOICES	RESPONSES	
Yes – something needs to change	85.50%	1,280
No – it's fine as it is	4.88%	73
Don't know – I'm undecided about this	6.21%	93
Prefer not to say	3.41%	51
<b>TOTAL</b>		<b>1,497</b>

### Q3 Please choose from the following statements the one which most closely reflects your view:

Answered: 1,488 Skipped: 31



- I am supportive of the Stretford Masterplan and think it will be a positive thing for the ...
- I am supportive of the majority of the proposals but I have one or more concerns
- I am supportive of the majority of the proposals but would like more information on one or...
- I disagree with the proposals put forward in the Stretford Masterplan and am not yet convi...
- Prefer not to say

ANSWER CHOICES	RESPONSES
I am supportive of the Stretford Masterplan and think it will be a positive thing for the area	24.60% 366
I am supportive of the majority of the proposals but I have one or more concerns	22.38% 333
I am supportive of the majority of the proposals but would like more information on one or more key proposals	11.56% 172
I disagree with the proposals put forward in the Stretford Masterplan and am not yet convinced of how it will benefit the area	39.45% 587
Prefer not to say	2.02% 30
<b>TOTAL</b>	<b>1,488</b>

#	PLEASE ADD ANY ADDITIONAL COMMENTS ON THE ABOVE HERE	DATE
1	I am concerned about the loss of the leisure centre, although seemingly being revamped, it moves the facility further away from the communities most in need of the facility. I beleive that the Chester Road and Talbot road will be adversely affected by the plans and will become more congested. The Gorse Hill area has been so neglected over the past decade and the additional footfall raises concerns around more fast food establishments, event dirtier streets and degradation in general. Any improvements to the North and South of Gorse Hill need to to provide for a better community to live. Concerns around private landlords and HMO properties should be taken seriously and in the spirit that they are shared. Gorse Hill residents deal with excessive litter and anti-social behaviour due to the football crowds, there is a fear that this will only worsen with these plans, so acknowledgement and ideas that are positive for Gorse Hill should be a priority as the plan is very weak in that respect. Gorse Hill park is also not given an focus and would welcome improvements in the light of the corridor position it is in. The gatehouse at Gorse Hill park would be an ideal development site for a cafe or similar, encouraging families and young people alike.	12/19/2017 4:46 PM
2	There is enough pollution, rubbish and both football, Tesco and cricket traffic in the area without adding to it with an unnecessary university when there are 3 in a 3-mike radius. Also a similar facility is being further developed in north Manchester at the Eithad Stadium. This will change both the demographic and feel of the area for the worse.	12/19/2017 4:18 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

3	<p>Do not agree with the building of student accommodation on the corner of Edge Lane/Chester Rd/Lacy St. This is one of the busiest and most polluted traffic junctions in Manchester. The site could not sustain a development of 1400 flats with no car parking space. Almost 25% of students have cars and those that do not have regular visits from family/friends who use cars. This densely populated congested location could not cope with the volume of traffic. Student accommodation might work at Stretford Mall as there is already a large underused car park here. I do not agree with the redevelopment of Turn Moss for the benefit of a team based in Salford. This would cause loss of greenbelt and increased traffic on what is a very dangerous bend on Edge Lane There is already traffic chaos and long delays travelling by car/bus along Edge Lane and Chester Rd during the rush hour. The tram system is unable to cope during the rush hours with the existing population. Many Stretford and Old Trafford residents have difficulty getting to work in the morning as the Altrincham trams are already overcrowded at Sale. I would disagree that the area is now well served with transport links due to the above issues. There needs to be substantial improvements in the transport system before UA92 happens. The tram service between Altrincham and Bury has greatly deteriorated since GM Transport expanded it to provide all the other new lines. My son is a regular user of the pool at Stretford Leisure Centre. He is experiencing frequent problems with getting access to lane swimming due to overcrowding. An additional pool may be needed at the new combined university/leisure centre to cope with the competing demands of students and public. The small pool is an essential requirement for Stretford/Old Trafford children to be able learn to swim.</p>	12/19/2017 4:07 PM
4	<p>See letter submitted to the Council dated 19 December 2017 from White Peak Planning</p>	12/19/2017 3:07 PM
5	<p>The refreshed masterplan ignores most of the options put forward recently in the original masterplan to make it sound favourable to build the student accommodation. Local council officers do not live in the area, and have very little idea of the current changing demographic. There was no pre-consultation about the proposals. There was very little detail initially, so anyone filling the survey early on did so with incorrect or limited information. This survey is itself flawed as it can be completed more than once and is biased towards a positive result. The people who live and work and would very much like to spend their money on going out locally, do not need students to save Stretford, as implied by the plan. We need different facilities and housing to a transient student population. If this really is a 'once in a generation' opportunity, please make it a lasting, up-market, future-proof, forward-thinking, innovative scheme. Not just handing over our town to famous multi-millionaires as a vanity project for the council leader.</p>	12/19/2017 2:58 PM
6	<p>The plan has too many flaws: It centres and relies too heavily on the UA92 proposal. It does not focus enough on the needs of the existing community, the proposed improvements do not have enough evidence to support the case that the changes will benefit the community and the impact to environment has not been strongly considered, the language used is flowery without substance i.e. "Innovation Corridor". In addition, the leaflet circulated to the community lacked information and provided limited opportunities for those not online to complete it. The online survey is weighted in favour of the proposal and poorly worded. The full proposal document lacks details and when answers have been sought at consultation events answers have not been available. The time frame for consultation has been too short and is being presented as a "done deal".</p>	12/19/2017 2:44 PM
7	<p>The proposals are not detailed enough, local people have not been adequately consulted, and the existing scheme looks as though it will bring more benefits to wealthy property developers than to local people.</p>	12/19/2017 2:36 PM
8	<p>They are degenerating the area not regenerating it we need housing a decent shopping area similar to how the centre of urmston has been done and altrincham . The canal needs to be made into a feature as in sale I feel the university accommodation will destroy the community and the area it will devalue property put insurance up , put an added strain on services that are already struggling eg nhs council services traffic will be an absolute nightmare we already struggle to get out of our road at certain times if day and if there is a united match on the added properties canal side and student accommodation as well as access to turn moss and the two hundred properties being built near ryebank road will just make our lives an absolute misery . Taking away our rights if way in turn moss is abominable especially as it is in part going to be used by Salford reds football team is an absolute travesty the 4g pitch being suggested by Trafford with floodlights will be harmful to local wildlife especially birds and bats it will interfere with their breeding and sleep patterns as well as being disturbing to homeowners in the vicinity they are trying to sell this to us as regenerating the mall which they have no say over anyway and they only need look to manchester and fallowfield to see the impact of student housing and Salford to how it's improved their shopping centre which it hasn't. A student population is a separate community with differing need to the people of stretford . The people at Trafford who are pushing for this in the main do not live in stretford or even in Trafford at all e.g Teresa grant how can she possibly understand a place that in her own words she only drives through three times a day .</p>	12/19/2017 2:24 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

9	I have concerns that the 2014 master plan has been updated suddenly in 2017 with no consultation with the community. Changes from small developments on the Lacy Street site to a larger tower block are significant and will have a huge impact on the urban realm and the character of the area. It feels like Trafford Council has made decisions excluding the community and shows a complete disregard and lack of respect for the community by both the council and UA92 - unless concerns raised during this belated and late in the day consultation process are addressed with appropriate seriousness.	12/19/2017 2:18 PM
10	The proposed number of student flats is too large, and the number of storeys proposed is too high. Population density will be too skewed to students.	12/19/2017 1:57 PM
11	There will always be some downsides to change but in my view the benefits far outweigh the possible negatives.	12/19/2017 1:55 PM
12	No environmental impact study has been undertaken. We insist that this is completed as part of the revised Masterplan implementation plan. The plan must keep all current green spaces and commit to introducing more open and publicly accessible green space, and to spend more on existing green spaces, as part of the Masterplan. The Stretford Masterplan should acknowledge their Asset Based Community Development (ABCD) principles and approach and use this as the underlying principle of investing in current assets (place, physical and people) rather than proposing competing ones.	12/19/2017 1:53 PM
13	Anything that improves the general appearance of Stretford has to be welcomed. Shame they could get the new light installation at the Mall working though. Stretford always gets second best on spending when you Compare to the money pumped into the appearance of Altrincham and Urmston recently.	12/19/2017 1:44 PM
14	<p>1. The preponderance of barriers along roads (including Barton Rd) in front of shops needs to be addressed. This makes the frontages unattractive and forbidding, and almost certainly reduces footfall to these (mostly independent) shops. It also makes the pavements feel less safe for pedestrians, and I sincerely doubt that there is any evidence that it helps to prevent traffic incidents. 1.b I think the area would greatly benefit from significant tree planting along pavements in the area. 2. While I am glad to see the amount of development proposed at and around the Essoldo, the buildings in front of / alongside the Essoldo on Edge Lane are, frankly, an eyesore. I am aware that the owner is asking for a large sum to dispose of this property, but without properly developing this building, the first impression of Stretford for anyone visiting via the metrolink is very poor. I hope that this features in the plans, and that the council is using all options available (including compulsory purchase) to ensure that this building can form part of the development. 2.b If these buildings are redeveloped, there should be a significant effort made to ensure that the businesses which operate there and the tenants who live there to get an opportunity to rent shop space and flats in the local area. 3. I think that independently-owned bars and restaurants have an opportunity to significantly contribute to the area after implementation of the Masterplan. Given the area's proximity to thriving Chorlton, and the current influx of professionals priced out of that area, a similar offering in Stretford, particularly near to the Metrolink station would have a very strong potential to successfully bring a more significant night-time economy to a town which currently struggles with its offering. The success of Stretford Sip Club, Ski Club and the Blue Nile, for example, show that there is a market for these services, and suitable retail units should be made available to independent businesses. I am pleased to note that the plans feature a commitment to providing opportunities for independent businesses - which will be key to ensuring the success of any night-time offering. 4. While again, this is a privately-owned property, any cosmetic improvements to the Arndale Centre would be welcome. Again, large amounts of metal barrier make the East facing area of the centre very forbidding, particularly where the closed Chennai Dosa and other units are. Obviously being directly across from the proposed student accommodation, this will provide a major attraction, so long as the area is accessible, and most importantly feels safe to use. If the Arndale's owners are not prepared or able to input any funds for cosmetic improvements, I feel that the council should make funding available if possible. 4.b Any funding should be conditional on sustainable improvements such as green walls. 4.c While again there are significant amounts of traffic running alongside, I question whether the extensive metal road barriers are appropriate if this area is to be a successful retail hub. 5. Re-development of the leisure centre will be welcome. However, I feel it is important to ensure that (as local councillors have highlighted), that the pricing structure will remain in line with other facilities in the Trafford area (and not price out local residents in favour of students). I also suggest that where possible, the new facilities should include a swimming pool and gym facilities, as the current centre does.</p>	12/19/2017 12:30 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

15	Local services will be overwhelmed, such Doctors Surgeries, Trafford Walk - In centre, the Metro Local Buses and Local Insurance rates for cars/homes will increase because of the Extra Crime that will be generated because of the Students.	12/19/2017 11:28 AM
16	None of these proposals are of benefit to the local community.	12/19/2017 11:24 AM
17	I have a concern that the masterplan does not take into account neighbouring developments - a very insular view from Trafford council.	12/19/2017 10:32 AM
18	I am most concerned about the height of the student accommodation and the impact of proposed changes in the Lacey Street area. High buildings don't improve a community.	12/19/2017 10:13 AM
19	The local community groups and churches and other faith buildings could be helped and helping youth and elderly organisations and friends in Each Area Old Trafford firwood Gorsehill victoria and stretford and lostock if missed any areas out i am sorry but Gors Hill seems to have been forgotten in regeneration it seems it is a eyesore so could we please help spruce up area as we are both in middle of route to university and accomodation and have a community that needs Help	12/19/2017 9:28 AM
20	I support a revised masterplan for Stretford but I cannot support this masterplan for a number of reasons. I am supportive of the creation of UA92 and the use of the old Kellogg's site, but there are a number of concerns that haven't been addressed in the masterplan. There is no overarching vision that tackles the issues facing Stretford and doesn't address any potential negative aspects that a university population in the area could bring. In particular, I have a concern about the loss of dedicated public leisure facilities and the sale of public green space for private use. The council's engagement with with the community, including the bias inherent in this "survey", makes the council look deceitful when it says it wants to consult .	12/19/2017 9:11 AM
21	Stretford looks to be losing (green space, Turn Moss quiet and full public access, leisure facilities, worse traffic, ugly dominating new buildings, alot more traffic and pollution) more than it gains.	12/19/2017 8:55 AM
22	Unless the bridge to Stretford metro is upgraded and traffic flow smoother, extra housing will just make it more of a nightmare than it is.	12/19/2017 8:18 AM
23	More double metro link trams at peak times as the current system cannot cope without all the influx of additional students.	12/19/2017 7:31 AM
24	The impact on leisure facilities and local community seems to be mostly negative	12/18/2017 11:04 PM
25	Lack of market research to demonstrate if there is a need for another university providing these course with several well established universities offering similar within a 3.5 mile radius of proposed site. Inadequate additional facilities indicated in plans for leisure center to cope with potentially 6500 extra users. Lack of research undertaken or plans to cope with extra use of public services and transport. Cycle routes added but not improvement on allowing bikes on buses or tram like other European countries missing an opportunity to radically increase cycling which can improve health and reduce population impact on the environment.	12/18/2017 10:45 PM
26	I believe strongly that these proposals will be detrimental to current Stretford residents and council tax payers. The previous Masterplan was, at least, designed to provide some definite facilities for the community. Any benefit of the new proposed Masterplan appears only to be available to Salford City FC as well as to those who wish to make money out of the proposed university.	12/18/2017 10:37 PM
27	I have some concerns: 1) I am dubious of the demand for another university, even with celebrity endorsement, and I'm very suspicious of private universities. 2) I'm not certain of the link between adding students to Stretford town centre and its improvement. Yes there may be more bars and fast food outlets open late, but is that an improvement? 3) Very concerned about the negative effects of large numbers of transient people, particularly in regard to building a strong community. 4) I'm concerned about an ugly hall of residence towering over the surrounding buildings. 5) I'm concerned about 1700 students trying to travel to the campus everyday on already stretched public transport and the wider public infrastructure.	12/18/2017 9:48 PM
28	UA92 is the driver for change.I'm not against an educational initiative,but what is proposed seems more like a property developer led initiative with lots of apartments being built riding on the back of UA92. There are numerous references to the wider community benefiting from the proposals but other than the replacement of the existing leisure centre there are not many concrete examples of how this benefit will materialise. Thousands of students living in the area will obviously have an economic impact but there is plenty of evidence from university towns elsewhere that a large student population in a relatively small residential area can alter the character of the neighbourhood to the detriment of local residents. Has the existing Masterplan been displaced? How does the refreshed MP fit with the adopted Local Plan?	12/18/2017 9:40 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

29	Three major concerns: 1) Not certain of demand for yet another university and strongly dislike the idea of private universities. 2) Not convinced that adding students to Lacy Street will benefit the Mall of local community. 3) Strongly concerned of negative effects of adding so many transient people.	12/18/2017 9:33 PM
30	I was largely supportive of the original masterplan, but the new revised version seem to completely disregard the needs of the existing residents. I do not support it at all.	12/18/2017 9:32 PM
31	I think this is a fantastic opportunity for Stretford - I think the new university will bring more people and more investment into the area - I'd like to the council to make sure all new buildings are pleasant and conducive to good community living. (Well done for getting rid of those nasty sub ways).	12/18/2017 9:28 PM
32	Stretford residents are getting no choice. We are being presented with a single regeneration proposal and are being told "take it or leave it".	12/18/2017 8:53 PM
33	We already have Salford, MMU & Man Uni plus the new one at the Ethiad. There are only so many students Manchester/ Trafford can accommodate.	12/18/2017 8:32 PM
34	The student accommodation which is proposed to being built will not bring in any revenue for council tax and will have a greater strain on resources doctors and dentists in the area. I would also suggest to build more accommodation for residents in Trafford one and two bed properties	12/18/2017 6:30 PM
35	my concern is about the proposal for a university campus. The knock on effect for the neighbouring community of Old Trafford could be very detrimental. Having a large, transient student population is not what this community needs. It will have an impact on housing i.e. local housing bought by private landlords for student housing. Businesses that cater for student needs rather than the needs of the community. Universities are busy for 6 months of the year, from May to end of Sep/beginning of Oct, the campus is likely to be very underused, therefore those local businesses catering for student needs will not be used. Old Trafford has to contend with large, events such as football matches, cricket matches and concerts taking place at local stadiums, I am of the view that the infrastructure in the area is not strong enough to take the numbers of students proposed in the plans. These large events create traffic congestion and masses of litter in the area. A student population is likely to do the same.	12/18/2017 3:50 PM
36	I am concerned about the lighting on my street, all the surrounding street has led lights except mine. The pavements and round are all uneven - road having pot holes and cracks.	12/18/2017 3:16 PM
37	The proposal represents a high risk with significant change to the urban form and infrastructure of the area arising from an untried partnership. There is little evidence that the safety, health, welfare and leisure impacts for local people have been addressed.	12/18/2017 2:08 PM
38	The last time people in Aldenfued Road, Cholton, where I live were affected by Trafford Council half baked ideas was when you put the cycle track down the side of Longford Park/Edge Lane. We now have dozens of idiot cyclers off the cycle way and onto the pavement. WE WERE NEVER CONSULTED.	12/18/2017 9:05 AM
39	The answer to regeneration of Stretford is not to put over 7000 students in a small area right in the centre of Stretford. The whole plan is ridiculous. Inly people to benefit from it will be greedy rich investors who care less for the people if Stretford but only think of profit. Trafford also doesn't care. Investment is being put into Sale Town centre but not to the detriment of the community. Our services will not cope. When questioned over many issues at the meetings held Trafford could not give answers. The whole plan stinks!! Already a done deal though that is evident!!	12/18/2017 8:49 AM
40	Happy for any investment into Stretford, but sensitive areas near the canal and the playing fields of turn moss should not be touched these are Stretford's greatest assets.	12/17/2017 11:27 PM
41	he original master plan seems to have been completely disregarded in favour of external investment focused on the needs of people that don't live in the community. We have as a council taken loans to facilitate this new plan, all the while noting there was insufficient funds previously to really make much progress in the area. The current phase of the master plan (subways) also seems only to be partially completed and there is now no mention of Kingsway or park road improvements. I can't see how Stratford residents are central to this plan at all.	12/17/2017 10:07 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

42	The original master plan seems to have been completely disregarded in favour of external investment focused on the needs of people that don't live in the community. We have, as a council, taken loans to facilitate this new plan, all the while noting there was insufficient funds previously to really make much progress in the area. Are we asking the U92 developers to support on ensuring wider ambitions remain? The current phase of the master plan (subways) also seems only to be partially completed and there is now no mention of Kingsway or park road improvements. I can't see how Stratford residents are central to this plan at all.	12/17/2017 9:37 PM
43	I am supportive of the overall objectives of regeneration of Stretfor. However I do not feel that the overall plan has been formed with sufficient consideration for the local community and key fundamental considerations seem to have been missed. I also feel that the consultation and feedback process is being inappropriately weighted towards pushing for a positive response (the very nature of this question is one example. I am not outright against the siting of UA92 in Stretford but the Master Plan and consultations seem to blindly assume that locating the students here is a universally good thing. The downsides to the student population do not seem to be considered and certainly the upsides have not been pitched against these. Basic things like where will they park have not been considered. It seems to be assumed that a nightlife will spring up and this will be a good thing for all. I am also firmly against the accommodation proposals on Lacy street. I do not believe the site is big enough - I think it will dominate the whole area. I think that the middle area as a community space is a fallacy. I do not like the pitch of the masterplan documentation - where surrounding spaces look green on one picture only to have buildings on others. It feels like the master-plan material is not being truthful. Why the lacy st development be smaller and other campus accommodation be provided towards the kellogs site or another location	12/17/2017 7:39 PM
44	I think the Stretford masterplan needs more developing and progress for the proposals	12/17/2017 7:15 PM
45	My concerns relate to the use of Turn Moss playing fields and the limitations it will have on the continued use by the local community. I feel that the pitches are too close to the houses on Edge Lane, there is no mention of the pitches being fenced off or floodlit which will be unsightly, prevent community use and affect wildlife. I also feel that the road junction into Turn Moss is already a dangerous one with limited visibility and the increased traffic flow should be carefully considered.	12/17/2017 5:39 PM
46	I am concerned that the plan will not revitalise the town centre for residents in terms of using facilities in the evenings (the mall so far as I know will still close by 6pm). I'm not sure that the plans will entice any further visitors to Stretford meaning not very much will change for local businesses. I'm still unclear as to how the Essoldo building will be utilised.	12/17/2017 3:14 PM
47	I am concerned about the volume of student property in Lacy Street and I am not convinced of the value of another higher education facility	12/17/2017 12:53 PM
48	This is a money making idea put forward by business men who used to be footballers	12/17/2017 9:28 AM
49	I feel the proposals benefit the wider Trafford community, but at the expense of the actual community that live in Stretford. The Council will benefit from the investment, however as a local I do not feel that I am being considered in the proposals. Stretford residents should not be seen as an easy target, who cant see past the investment. I work in Hale, and this masterplan / proposals would definitely not be considered in any of the more prosperous areas of Trafford, and we are being looked at in a different light because we are a less wealthy community, and the council think we will accept any investment. Investment is definitely necessary, but not at the expense of ripping apart all of the remaining historic community facilities (the library, and the leisure centre to name a few). Stretford is improving, house prices are increasing, let it be more natural investment not a completely demographic who are not currently part of the community, and will most probably only be very transient members of the community.	12/16/2017 8:24 PM
50	The UA92 proposals are high risk, and involve using tax payers money. The proposal to place large numbers of students in the centre of Stretford will bring little benefit and will impact negatively on the lives of local people.	12/16/2017 4:01 PM
51	i think its a good idea but frankly i dont really care as im only a child	12/15/2017 9:49 PM
52	Not as per your refreshed masterplan. Not for local community. Stick to the old one.	12/15/2017 2:53 PM
53	Stick to your original promises. Complete sell out. Student population will not transform Stretford.	12/15/2017 2:12 PM
54	Why the need to get in bed with wealthy footballers and singapore investors ! Complete sell out. Not for local community but for a transient non tax paying student population.	12/15/2017 1:59 PM
55	Would like the consultation period extended and more information regarding Turn Moss	12/15/2017 1:57 PM
56	Stick to the ordinal masterplan.	12/15/2017 1:54 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

57	Complete sell out by the council & not in accordance with original plan. Need housing and amenities for locals not students	12/15/2017 1:42 PM
58	Sell out to class of 92. For student use not locals.	12/15/2017 1:41 PM
59	Sort our Stretford out for locals not students.	12/15/2017 1:11 PM
60	Sell out to class of 92 & students	12/15/2017 1:04 PM
61	I believe this consultation has been rushed through and is not fit for purpose. Although we have been told plans are constantly evolving it is unrealistic to expect interested parties to constantly trawl for the changes. For example the website has a "Get The Facts" link directing us to many documents. The Leisure Facilities document found there shows an artistic impression of Turn Moss, but nowhere is Salford City FC mentioned. How am I meant to respond when the "fact" I'm responding to may have changed. The final plans, on a site-by-site basis, should be consulted on as soon as they are available.	12/15/2017 12:44 PM
62	Sport England would wish to see the principles contained within the document 'Active Design' incorporated into this Framework. We believe that being active should be an intrinsic part of everyone's daily life – and the design of where we live and work plays a vital role in keeping us active. Good design should contribute positively to making places better for people and create environments that make the active choice the easy choice for people and communities. That's why Sport England, in partnership with Public Health England, has produced the Active Design Guidance. This guidance builds on the original Active Design (2007) objectives of improving accessibility, enhancing amenity and increasing awareness, and sets out the Ten Principles of Active Design. <a href="http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/">http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/</a> Ten principles The ten principles have been developed to inspire and inform the layout of cities, towns, villages, neighbourhoods, buildings, streets and open spaces, to promote sport and active lifestyles. The guide features an innovative set of guidelines to get more people moving through suitable design and layout. It includes a series of case studies setting out practical real-life examples of the principles in action to encourage planners, urban designers, developers and health professionals to create the right environment to help people get more active, more often. The Active Design Principles are aimed at contributing towards the Governments desire for the planning system to promote healthy communities through good urban design. Active Design has been produced in partnership with David Lock Associates, specialists in town planning and urban design.	12/15/2017 9:37 AM
63	The public of Stretford have been treated as second class citizens in throughout the whole of this process. Decisions have been made without proper consultation and despite the feedback provided by this survey, things will go ahead regardless of feedback.	12/15/2017 9:28 AM
64	I am more opposed to the UA92 proposals rather than the master plan	12/14/2017 9:27 PM
65	Nothing I have heard or seen so far has been able to convince me that these plans will benefit the residents of Stretford including me. It has been cooked up by the Executive council of Trafford and dubious businessmen to tick their own boxes ( whatever these are) but giving nothing as yet to the community. Involvement has been superficial again to tick boxes.	12/14/2017 7:09 PM
66	The local services are already overstretched, the students will come & use the area then leave to live in Didsbury or other desirable areas once they are qualified and earning. We will not create stability for the area which is exactly what it needs- a robust strong and stable population.	12/14/2017 3:07 PM
67	This area needs change and quickly, it is an awful place to live.	12/14/2017 9:07 AM
68	Of all the towns within Trafford, Stretford is the worst. The proposals do not give us a town centre at the heart of our community, they provide a student village! As a resident I am very concerned on how this will impact the demand on Chester Road, students inevitably moving out into shared housing (even though there is provision for accommodation for the full duration of the course) and will Stretford become like Fallowfield.....litter, cheap fast food joints and bars????!!!!	12/14/2017 6:45 AM
69	Concerned about the traffic	12/13/2017 8:32 PM
70	I think this survey is a a great way to have the public thought and saying on thee own community and i completely support stretford master plan	12/13/2017 7:23 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

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71	<p>Having been a resident of Stretford for over 50 years, having seen the town centre destroyed and the shopping mall built, my overriding desire now, if we are in a position at long last to spend money on rebuilding Stretford, is to see a proper town centre again, and for it to be MORE attractive than it is now, not less. I am not at all impressed by the proposed buildings for student accommodation. I do not want to have any high rise, tower blocks in Stretford. They would be huge. What an ugly construction to have on the main road junction! It will block out a lot of light. At the very most the buildings should be 5 floors high. The artist impressions suggest the buildings would jar with the Stretford skyline; the canal side isn't opened up and the scale of the buildings act as a physical barrier to anyone but residents of the blocks in question; there is little acknowledgement of the impact on the existing population in Stretford following a significant increase in the local population and the pressure this will put on services. The Council should have clearly set out how the current community would be supported through such a period of change. I am not supportive of the current accommodation proposals put forward by the Council. If the university proceeds as plans the Council must start again with the accommodation and work with local residents. Can we spread the accommodation across the wider Stretford area and have much smaller buildings? There is further space in the area of the planned university and along Talbot Road. I am also concerned about the potential loss of dedicated public leisure facilities at Turn Moss and what appears to be the selling off of public green space for private use. This is a well-used public area, especially in the warmer months, and my family and I benefit from it a lot. We do not want it to be restricted in any way. I believe this survey has been heavily weighted to give a positive response and makes the council look disingenuous when it says it wants to consult the local community.</p>	12/13/2017 6:52 PM
72	<p>I'm very disappointing with the level of engagement with the local community around the UA92 proposal, in reading through the plans there seems to be a distinct lack of any consideration of the current community. While I agree that on the face of Chester road there needs to be some investment if you look to the surrounding areas you can see a steadily improving considerate community establishing. I'm very concerned that the neighborhood is changing from a place where I was comfortable to let my children grow-up in to a student village comparable to fallow field. At the moment its seems to be investment at any cost and so if it means waiting for the next opportunity then we should be.</p>	12/13/2017 1:06 PM
73	<p>The original Masterplan was far more in-keeping with what the existing residents of Stretford both want and need. The refreshed masterplan appears to be about removing access to public spaces and giving them to private companies. I would rather that nothing was done at this moment in time than rush into something which isn't appropriate.</p>	12/13/2017 12:40 PM
74	<p>I am in favour of Stretford being improved but I have concerns. As the new proposed buildings, especially around the Kelloggs site, will bring more people to the area I am very concerned about parking, litter and dog poo. I live on the Cricket Ground Estate M16 (Edgbaston Drive, Headingley Drive, etc) and the residents here have to suffer from tram users, local workers and PDSA visitors parking their vehicles all around the estate and on Warwick Road South and Ayres Road too. These parkers have no regard for the people who live in the area (who often struggle to park their vehicles near where they live if they go out and return during the day). Some of these parkers also leave litter and a lot of the PDSA visitors let their dogs roam free off the lead to do their poos and don't clear it up. It's about time there was a designated car park (preferably multi storey) that was FREE for these people to use (if there is a parking charge they will still continue to park in residential areas so it HAS to be free). It needs to be close to both the Old Trafford tram station and the PDSA or else it won't get used and so then the residential areas will continue to be free parking for these people. There should have been adequate free parking put in place for the tram station years ago, especially as the cricket ground and football ground are also close by. It's about time our residential areas are left solely for the residents and their visitors. If a free-to-use multi storey car park is not made available, then you need to implement better parking restrictions in these residential areas of Edgbaston Drive, Headingley Drive, Warwick Road South and Ayres Road such as residents permits 24 hours a days 7 days a week plus double yellow lines. There is a possible multi storey car park site on the Chester Road end of Warwick Road (the empty Charlton House building behind the Trafford pub) but for the Warwick Road South end, perhaps a disused site near the top of Ayres Road and the Metrolink depot could be viable? As long as the parking restrictions are put in place in all the areas I mentioned then a multi storey car park should get used there. I hope you make this issue a top priority in the Stretford Masterplan as it's great to bring new people and jobs to the area but you must not forget the people who were here first, who have already contributed to the community and who would like to stay here. Parking is a priority! Thank you for taking the time to read about my concerns.</p>	12/13/2017 12:20 PM

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## YOUR SAY – on the Stretford Refreshed Masterplan

75	Rather than assuming the plan will attract businesses to the area, you should also be considering that students and potential future residents will be put off coming to Stretford by the desperate state of Stretford Mall. Work needs to start on that as a visible sign to them, along with future plans, that Stretford is a place to be considered. If I had a child wanting to study at the new facilities would I be happy with them living in the student accommodation across from an eyesore of a building with terrible amenities and a depressing atmosphere- No, most definitely not. We would find accommodation for them further away, possibly at more expense to ourselves and entailing having to travel to the University grounds. This would obviously have an impact on public transport if a number of students did the same. With traffic never having been so bad, and frequent delays on the buses, through no fault of the bus companies, this needs to be considered. Start the plan with major improvements to Stretford Mall and the rest will follow. Look at Urmston. A brilliant advert for a town centre.	12/13/2017 8:58 AM
76	The needs of the residents of Stretford have not been taken into account at all. The influx of so many non contributory residents will flood the already over stretched infrastructure.	12/13/2017 7:51 AM
77	Concerned to know who is funding, who is directing the strategy and the potential impact on other institutions (specifically if UA 92 becomes a High School or Tertiary College further down the line). This may affect Stretford College and local High Schools.	12/12/2017 10:28 PM
78	I don't think a 20 storey student accommodation block is going to help also losing the sorting office to old Trafford which is not convenient for public transport or parking. We need some decent shops canal side would be ideal with bars and restaurants	12/12/2017 5:42 PM
79	Fantastic for Stretford. I think it will boost the local economy and offer opportunities to the youngsters.	12/12/2017 5:39 PM
80	More information on the Lacy Street Schemes	12/12/2017 4:43 PM
81	I am disgusted with the proposals, I do not believe that they will be beneficial to Stretford residents in any way.	12/12/2017 4:40 PM
82	I am not in favour of the current plans, including the building of a large student campus and getting rid of the current leisure centre. We need more affordable housing, and a night time business.	12/12/2017 3:42 PM
83	I am concerned about the pressure that an influx of students will bring to an already under pressure infrastructure. eg. doctors, dentists, transport links, traffic, council services etc. I am concerned about the plans to build on current green spaces on the Chester Road corridor. These areas are important and should be preserved and improved. I am concerned about the proposed height of the student accommodation. I feel that this is not in keeping with the area. I would also like to see some protection afforded to residential areas. We have built up strong local communities and I would be very upset if local housing was bought out by landlords for student lets.	12/12/2017 1:02 PM
84	The plan is underwhelming. It seems it's priority is making sure traffic can get through as quick as possible . Little thought for pedestrians and poor cycling lanes that stop while still needed . Not wide enough and not separated from traffic Not impressed about student accommodation being built on the lacy street area . To big and stretford infrastructure can not manage an influx of students , More housing for locals is needed .	12/12/2017 11:32 AM
85	I do not like the name	12/12/2017 11:04 AM
86	Make it as little of an environmental impact as possible, save the planet.	12/12/2017 10:58 AM
87	There is no indication of help for the community of Stretford in terms of affordable housing helping the young and old and how the plan will help the community. The focus is on UA92 which is a badly thought out plan we do not need high rise accommodation for students it will harm the area. House prices will increase when landlords look for house to rent but anyone who knows the student area of Fallowfield will know the effect students have on an area. Not good, BAD. As to moving the library to the Essaldo crazy I would not like my granddaughter to cross six lanes of traffic to go to her library. The whole plan is based on money and not what is best for residents. Why are we talking about linking with Lancaster University we have two Universities in Manchester.	12/12/2017 9:26 AM
88	I object to the all the student accommodation being located on the Lacy Street site. There are many areas of unused land in the Stretford borough that could be utilized to enable the accommodation to be in more than one place. I am also concerned regarding a semi professional football club being given Green belt land. Edge lane is already in a poor state of repair and constantly overwhelmed by traffic. I do not feel the road would cope with the increase in traffic .	12/12/2017 9:22 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

89	The first little test is the edge lane Chester road junction . You take your life in you hands when crossing.so that needs another coat of looking at.	12/12/2017 9:22 AM
90	Complete sham!	12/12/2017 8:55 AM
91	Don't approve of the tower block accommodation this needs a rethink,what about improvements to Stretford Mall to attract more tenants as Stretford doesn't have the retail and leisure infrastructure to support the student influx	12/12/2017 8:51 AM
92	The plan appears to be designed to profit private individuals from ratepayers money. The Government should carry out a scrutiny in the way the plan is being pushed.	12/12/2017 12:36 AM
93	This question is biased to try and force a positive response. Really disappointed in your having taken such an approach.	12/11/2017 10:46 PM
94	If we are to attract more people to Stretford with the University and housing, we need a VAST improvement on the Tram network. We also need council services such as waste services, general upkeep of facilities and an OVERHAUL of the 'Mall'.	12/11/2017 10:03 PM
95	The plan should put the people of Stretford first and not the people just passing through. The plan should enable the use of Stretford before the ability to pass through.	12/11/2017 4:48 PM
96	Massively in favour of change. Moved to Gorse Hill 4 years ago due to house favourable house prices compared to rest of South Manchester, but still think find the current residents massively in fear of change. Places like Stretford Mall NEED more purpose and new businesses/footfall.	12/11/2017 3:24 PM
97	I don't understand how some of the proposals are only now being put on the table. The at dale site should have been regenerated years ago. Why has it taken some famous footballers to come along and make you do these things?	12/10/2017 6:22 PM
98	I have a number of material concerns about the viability and residential implications of the UA92 and the Turn Moss proposal.	12/10/2017 6:11 PM
99	The proposed student accommodation at Lacy Street provide does not provide affordable housing for local people to buy or rent. The loss of Lacy street parking area will flood nearby residential streets with cars reducing the space for cyclist and introduction of cycle lanes. Will the UA92 provide jobs for local people who can commute to the University campus by walking/cycling and public transport?	12/10/2017 5:01 PM
100	Insufficient evidence has been provided regarding the viability of the proposed plans and the extent to which the main proposal (UA92) will benefit the local area	12/10/2017 4:56 PM
101	This is an extremely badly written survey, with leading questions. This one in particular is allowing Trafford Council to claim people are in support of the proposals. Trafford Council and their ongoing lying, misinformation, inadequate research and dismissive/non-existent responses to awkward questions make it impossible for me to support the current proposals.	12/10/2017 12:55 PM
102	Unclear how losing the leisure centre and part of turn moss will benefit local residents. Students also don't pay council tax.	12/10/2017 11:49 AM
103	I agree with the original stretford Masterplan not the the refreshed one that is dependant on university student accommodation.	12/10/2017 12:09 AM
104	I support the idea of a masterplan for Stretford and believe that the masterplan should set objectives for the area and provide a coherent plan for realising those objectives. I'm concerned that the UA92 proposals have 'hijacked' the plan and that a range of options for acheiving the goals set out in the original masterplan may not have been properly considered. The plan should set the direction of changes in Stretford, not the other way around. However, I am open to the idea of a new University if it can be demonstrated that it will provide benefits to the local community that outweigh the drawbacks, while proving itself to be a viable business with an acceptable level of risk. As such, I believe it is essential that UA92 publish some or all of its market research to demonstrate this and to clearly show that the public money used in the venture will be used in a worthwhile way. I believe the main objectives of a masterplan for Stretford should be: - Address the problems caused by Chester Road, which currently divides the area. - Protect and enhance local facilities in the area, including leisure facilities. - Address transport problems, such as the poor provision of good quality cycling routes, parking problems, and overcrowding on the tram. - Maximise the amenity value of local assets for the maximum number of people, such as the canal. - Bring redevelopment to the town centre through a range of initiatives.	12/9/2017 12:47 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

105	<p>I think the development of a University could have major benefits for the area but the current proposal does not reflect current learning about what has worked and not worked in previous university and town centre developments. The current framework does not provide enough opportunities for wealth to stay as long as possible in the local community. We should be aiming for as much money as possible to be respent in the local community. This doesnot just mean local jobs, but local businesses and supply chains. The current proposals and related housing development grow a range of rental developments that are not available for local people to buy to live in or buy to rent as they will be investment opportunities - we have seen from London and Central Manchester that such developments focus on raising rents every year to increase return on investment rather than creating sustainable communities. There is a need for local affordably family and starter accomodation, social housing, shared ownership. There is also a need to provide housing and social spaces that integrate older people into the local community and act to tackle social isolation and loneliness. The current proposals of blocking in student flats and providing 1-2 bedroom rental properites for young professionals will make things worse for older people and "generation rent" The architecture proposed is bland and not the mark of a gateway to Trafford/ Stretford or Greater Manchester. There is the opportunity to do something that is green, reflects some of our local architecture and distinctively marks this important gate way area - lots of examples have been placed on M32 discussion group that give examples of this. Also any development needs to maximise opportunities to develop a thriving local voluntary and community sector - there are opportunities to provide meeting spaces free to local community groups and completement the work of Stretford Public Hall. A portion of rental revenues could be ploughed into local grants for the VCS. Whilst it seems clear that UA 92 see themselves as an Anchor organisation and keen to play a role in the regeneration of the area it is unclear who the other developments are and what their commitment to creating long lasting sustainable change is. Stretford Mall could develop in to another thriving local hub like Altrincham or Urmston, it would be very disappointing if it became a centre for a few national chains without supporting local businesses.</p>	12/9/2017 10:37 AM
106	Listen to the views of the people who pay their council tax	12/9/2017 9:46 AM
107	I do not agree with the current proposed location for the student ville. The leisure centre should be in the heart of Stretford and the student on the old Kellogg's site. 6,500 student influx is at too much for our small community to soak up, regardless of how long you think this will take.	12/9/2017 8:56 AM
108	The tower block will be too tall and not in keeping with the area. 4 storey maximum limit. Turn Miss is for everyone and no part of it should be fenced off. The leisure centre should remain fully public for all. I'm not a Trafford resident but live on the boarder approximately 500m from turn moss. I would choose stretford leisure centre over another as it is closer to my home. We regularly use turn moss & so do local teams which will not benefit at all from the proposals. The cinema should be for everyone.	12/9/2017 6:00 AM
109	Need to focus on what the local residents want and need rather then focus on students. We need affordable housing, better care and home for our older population and less focus on the foot flow through the he precint which isn't even owned by the council. Lower rates, better shops and free parking would make a huge difference and a local and artisan market	12/8/2017 10:22 PM
110	There is not enough detail about the proposals. The problem with agreeing in principal is that we will lose control of events later. People need more detail now.	12/8/2017 9:20 PM
111	The high rise design is wrong and the area crowded enough	12/8/2017 8:58 PM
112	I do not want a university or student flats or HMOs.	12/8/2017 8:49 PM
113	Concerned about impact on overstretched doctors surgeries if more residents and also potential increase in people on trams	12/8/2017 6:51 PM
114	I think we need change but we need social housing to be made a priority	12/8/2017 6:13 PM
115	More detailed information is needed on all proposals	12/8/2017 6:10 PM
116	Only concerns are regarding parking. I hope it doesn't affect residents being able to park I their own streets	12/8/2017 5:02 PM
117	There is little information available and as far as I can see no real benefit to the community. Whilst investment is needed, this investment seems to be for the benefit of a new population, not current residents as has been seen in the likes of urmston.	12/8/2017 4:46 PM
118	The infrastructure is inadequate to support so many students and the local community do not seem to benefit	12/8/2017 4:07 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

119	I like a see a cinema or a bowling alley in stretford mall also like see a subway or Burger King more needs doing to stretford mall	12/8/2017 3:42 PM
120	The plan doesn't take into account any concerns of the residents of the area. We need investment as stretford is very much the forgotten area of trafford. If the council truly wanted to invest in Stretford the exmample of sale Waterside shows what can be done. The old cinema complex could become an arts venue. I feel that more consideration is given to South Trafford and Urmston and Stretford is an inconvenience.	12/8/2017 3:38 PM
121	Everything seems to be being done for students who will pay no council tax and will possibly create a very bad influence in the area. Why no consultation for the residents of Stretford, prior to the preposed student development. Do the people of Stretford NOT COUNT?	12/8/2017 3:35 PM
122	The masterplan is very unclear on how objectives would be monitored, what benefits would be delivered and what community will get with regards to compensation is any target is missed	12/8/2017 3:21 PM
123	Don't understand why all those trees need to be destroyed. Not convinced that Stretford residents will be prioritised for the leisure facilities My sons play at turn moss and it feels like we lose out to Salford for pitches	12/8/2017 3:13 PM
124	I have ticked this box as I disagree with the positive weighting given withbtheses questions	12/8/2017 2:59 PM
125	There is no detail	12/8/2017 2:56 PM
126	I fail to see how any of the masterplan will benefit the actual residents of Stretford. my family have already been made aware that we have to find a new home at the end of our lease as our private landlord wants to use her house as a HMO	12/8/2017 2:54 PM
127	I believe that the UA92 proposals are flawed, ill-considered and do not benefit Stretford Town Centre. I do not also agree with the extended masterplan boundary just to accommodate an ill-conceived UA92 proposal.	12/8/2017 12:06 PM
128	Overall I'm supportive of the proposals but the key is in the detail and how these developments can have a positive impact on all in the current community, the future community and the economy.	12/8/2017 9:58 AM
129	Stretford does not need an influx of people when the infrastructure can not cope with the current situation. The Masterplan should be to pull down the mall build new houses and shops. The investment is the councils money not the Neville's	12/8/2017 7:54 AM
130	It doesnt help the majority of normal people who are having their shopping centre and shops torn from them	12/7/2017 8:17 PM
131	I am concerned about the effect on traffic congestion that the proposal to narrow Kingsway will have. I also fail to see how any of the proposals address the issue of air quality.	12/7/2017 11:36 AM
132	I am deeply concerned about the proposals for Turn Moss. This is a beautiful natural place to visit, to walk, to exercise myself and my dog. The thought of multiple football pitches - floodlit??! Please do not use and spoil this beautiful area that is inhabited by all sorts of animals and birds. Helen	12/6/2017 8:35 PM
133	I feel that the efforts to make the faculty proposed by Lancaster University and UA92 and the proposed student accommodation on Lacy Street carpark, Postal Depot and Atlas site need to be severely reconsidered. There are huge detrimental implications on the local area and residents in the current plan.	12/6/2017 5:47 PM
134	consultation has been rushed; Trafford appear to have already decided to go ahead with the plan regardless of considerable opposition in evidence at the three meetings I have attended. Stretford is being exploited and for the benefit of outsiders - not local people.	12/6/2017 11:55 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

135	I don't think that the proposals provide sufficient assurance that they will be for the benefit of Trafford residents and not just for UA92. The proposals for redevelopment of the Essoldo cinema state that it might "provide opportunities for the provision of student amenities and other uses accessible to the whole community" (there is a later suggestion it might be used as a UA92 library). This provides insufficient guarantees that it will be developed as a community asset - Trafford should require a commitment from UA92 to this being developed as a venue where the primary purpose is to host events for the whole community. An arts / performance venue in Stretford would be a valuable addition, especially as the area is redeveloped. The library site should be retained as a public library - any UA92 provision should be in addition to the existing provision. There are many suggestions for the repurposing of existing sites in the area (e.g. Joseph Gleave building, Itron), but little indication that these have been actively explored, or consideration given to the requirements of and impact on existing occupants. I cannot see anywhere a requirement for the provision of affordable social housing within any of the proposed redevelopments. There is considerable pressure on housing stock in Trafford and the council should take the opportunity to require developers to include a substantial proportion of units available to social tenants, or at affordable rents. This would help ensure that the newly developed sites are not only the preserve of buy to let landlords who rent to students, but are inhabited by a broad range of citizens. Overall the area is certainly in need of regeneration. The provision of Higher Education at the heart of the proposals is welcome but there is much detail yet to be considered and at present the proposals seem to be overly reliant on input from private developers to enhance existing sites - Trafford should take a stronger lead in embedding requirements that will ensure that the redevelopments benefit citizens and provide assets which can be used by the community.	12/6/2017 12:35 AM
136	I am hugely disappointed that the council has not decided to make any positive change for the sole benefit of residents. The impression you have given is that the area will be redeveloped for potential students, which I feel is at odds with the current population of families. I have seen the developments made to Urmston, Altrincham and Sale - proven successes that the council have decided to withhold from residents in Stretford. I am supportive of the university in principle, the development of the Kellogg's site and the potential for housing. However none of the plans put forward are detailed enough to explain how you are going to change Stretford from being a forgotten town that people drive through to get elsewhere. The only new people you'll be bringing to the area are students - a transient population uninvested in the community.	12/5/2017 8:33 PM
137	Give us back a proper high street, with a mix of shops, pubs, restaurants and somewhere to play snooker.	12/5/2017 3:56 PM
138	We need improvements in Stretford long overdue. Do not like having a 20 storey block of flats near Lacy St	12/5/2017 3:48 PM
139	Lacy Street accommodation - too many students and building too tall. Needs to be no taller than existing adjacent buildings.	12/5/2017 3:36 PM
140	The overall look of Stretford Town Centre needs to look great and inviting so people can say they would like to visit it again.	12/5/2017 3:31 PM
141	The money spent on the original master plan seems to have amounted to roadwork's at one junction	12/5/2017 3:20 PM
142	Stretford has a lovely family community feel. I am worried this will change.	12/5/2017 3:19 PM
143	The university angle is not wanted. The strain on transport infrastructure amenities would be horrendous	12/5/2017 3:01 PM
144	Nobody asked for a university in Stretford. I definitely do NOT want student accommodation complex in Stretford. The pressure on transport infrastructures, parking and amenities would be horrendous.	12/5/2017 2:45 PM
145	Too heavily reliant on UA92, lack of transparency re UA92, seems rushed.	12/5/2017 2:29 PM
146	Living in Trafford Grove, I am concerned about the student accommodation on Lacy Street, and the Essoldo being used by students. e.g. noise, litter, anti-social behaviour etc.	12/5/2017 2:24 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

147	<p>I am very supportive of a masterplan to regenerate Stretford, however I cannot support this masterplan for a number of reasons. Whilst I am supportive of a university development, I am very concerned at a number of aspects of this development and it's potential impacts on Stretford, the community and on Trafford Council. I do not believe that a full assessment of need for the university has been carried out, and am concerned that it will be able to attract proposed student numbers. If it fails, I am concerned that the developments outlined in the masterplan will have limited other uses for the community and we will be saddled with a development that cannot meet community needs. The closure of the Crewe campus of MMU, a well established site, because of falling student numbers begs the question how UA92 will thrive with competition from existing universities, colleges and the sports college at Manchester City's ground. I do not believe the vision for Lacey Street is in keeping or appropriate for the area. The high rise development is out of keeping with the surroundings and has limited use for other purposes than student development. The impact on local housing is not known - with a risk of HMO development impacting on rental prices and ability to buy houses locally. Additionally, anti social behaviour is commonly seen in areas with high density student housing (eg Fallowfield, Lenton in Nottingham) and this would have a detrimental impact on residents. No consideration has been given to improve public transport with a tram service which is already not usable at peak times with overcrowded trams and a road system creaking to cope. Parking in the area is already horrendous without the addition of students with cars. Turn Moss is a beautiful green area for use by anyone - giving this to private use is a real loss to local residents such as myself who use this for walking, running and access to the River Mersey. In an urban area with high pollution, green spaces are vital and giving this over to Neville's football club is irresponsible.</p>	12/5/2017 1:46 PM
148	<p>Traffic, congestion and the associated poor air quality are major issues in the Stretford area, as has been highlighted. I would like to see cycle lanes that are completely segregated from traffic from Stretford town centre and along the full length of Talbot Road to the UA92 campus/leisure centre, if not people will never be encouraged and given the confidence to find an alternative to car use. I cycle most of the length of Great Stone Road to the current Stretford Leisure Centre with my 5 year old son and his friend every Wednesday for lessons. I can understand why few other people make this journey and the majority use their cars, crossing Talbot Road is a particular challenge and cycling down it to a new leisure centre would be rather dangerous.</p>	12/5/2017 11:34 AM
149	<p>While I broadly support a revised masterplan for Stretford, I cannot support this masterplan for a number of reasons. I am supportive of the creation of UA92 and the use of the old Kellogg's site, but I have a number of concerns that haven't been addressed in the masterplan. The masterplan lacks vision to tackle the issues facing Stretford and doesn't give any guarantees to address any potential negative aspects a university and student population in the area could bring. I am particularly concerned about the potential loss of dedicated public leisure facilities and what appears to be the selling off of public green space for private use. I believe the way the council has engaged with the community, including the way this survey has been heavily weighted to give a positive response makes the council look disingenuous when it says it wants to consult the local community. In addition to this, although the council appear to want to answer questions and concerns of local residents, actually getting answers to any questions has proved to be very difficult.</p>	12/4/2017 10:05 PM
150	<p>Loss of green space is a concern. That the economic benefits should be reinvested primarily in Stretford. It would be good to hear about this.</p>	12/4/2017 7:04 PM
151	<p>On the whole, I agree with the proposals but would prefer a scaled-down version of the accommodation blocks on Lacy Street. It would not be pleasant to live close to such high-rise buildings and being so closely overlooked.</p>	12/4/2017 4:39 PM
152	<p>There needs to be an extended consultation to address a number of issues especially regarding the tendering process, financing and long term masterplan including the issue of Stretford Mall.</p>	12/4/2017 9:29 AM
153	<p>I would prefer a bolder vision that addresses the issues of the A56, namely congestion, pollution and severance of the town by the major road. I am concerned at the potential loss of green spaces along the A56. I don't see that Phase 1 of the original MasterPlan has been delivered accurately and is not bringing the promised benefits to the town, so I do not believe the new Phase including UA92 etc will be delivered with benefits to Stretford.</p>	12/3/2017 8:27 PM
154	<p>I think more could be done to improve the social amenities for the public so that there is a good balance between all the various commercial offerings and social infrastructure to enhance quality of life for residents. This would include more restaurants, cinema, art galleries, theatre, better health facilities etc.</p>	12/3/2017 7:56 PM
155	<p>I think, on the whole, this is a good plan but would prefer it if the buildings on Lacy Street were not as high as currently proposed because I think it would be unpleasant for those living close to be so overlooked.</p>	12/3/2017 4:18 PM

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156	I am a current user of Stretford Leisure Centre and am of the opinion that the building has been left to fall into disrepair and has not been enabled to move with the times in terms of opening hours and layout. The recently renovated Manchester / Chorlton leisure centre offers sauna / steam room and opening hours for the pool beyond 3.30pm on a weekend. The current location / site works for me and i'm concerned that the relocation would cause additional parking issues / congestion / oversubscription of metrolink	12/3/2017 10:28 AM
157	No more people, residents and homes or cars at or around the junction of Chester road by Stretford mall please.	12/3/2017 6:17 AM
158	I am very concerned about the parking in the area if the car park near Lacy Street is designated for rebuilding. This will have knock on effects on the local area with cars being parked in residential streets. Also extra dwellings will add to the volume of traffic, despite there being good public transport in the area.	12/2/2017 5:03 PM
159	It doesn't seem to be a project with the interests of the current residents of Stretford in mind. The UA92 in particular strikes me as a vanity project for a few former footballers. I'm not convinced Manchester needs a new university given the number of students has dropped steadily in recent years, and my thinking is anyone new to the area would prefer to live in already established student areas.	11/30/2017 5:20 PM
160	It appears that the proposals in the masterplan do not take into account the community, the sale of public land and decisions about how large sections of the area will be used do not reflect what the public want or require. Stretford is a community that is growing organically and the interests of a large property group seem to be more important to the Council than the actual people that live, work and socialize here. The community feel that decisions have been made behind closed doors with a lack of transparency about deals that have been in the planning for many months if not years.	11/30/2017 4:42 PM
161	Would love to see more opportunities for people with Learning Disabilities to find employment	11/30/2017 12:01 PM
162	Stretford Mall needs to be radically altered (if not demolished) as part of the Masterplan proposals in order to re-invigorate and create a new centre of Stretford. This should be balanced with a focus on morning through night uses, breakfast cafe's to bars etc. with good public realm not focused on car parking.	11/30/2017 11:11 AM
163	The people of Stretford deserve better than this. The original master plan is my preference.	11/29/2017 10:14 PM
164	I have lived in an area where student accommodation was introduced and have witnessed first had the degradation this has on a community. I am concerned that the Stretford master plan will reduce community services and have too much focus on student only benefits	11/29/2017 4:42 PM
165	I support SOME of the proposals but have not been convinced of how it will benefit the area, due to a lack of information and transparency.	11/29/2017 4:28 PM
166	I'm deeply concerned about the plans. There is nothing to convince me that any of the current plans have considered local residents and are merely supporting the ego trip of a few. The planned accommodation is too high and will be an eye sore blocking light for many. Given the reduced number of students / issues filling spaces on courses I think the council is misguided thinking there is longevity / a sustainable plan. There will be significant impact and reduced quality of life for locals as a result of significantly increasing the volumes of transient residents who have no commitment to Stretford. This is going to end up with Stretford locals paying an an additional burden of costs to pay pay for increased services provided to a population that don't pay council tax.	11/28/2017 6:18 PM
167	We need to be improving stretford not degenerating it as I feel a student village would do . Students won't revitalise the mall insurance will go up property will devalue . We need a new improved centre and the area opposite the mall would be better with private housing and open area for the community with access to canal . Mall would be better like urmstons regeneration shops with accommodation above or like altrincham . Turnmoss is a prescriptive right of way with lots of different groups using it not to be fenced off for a football team that belongs in the city it was named after	11/28/2017 5:20 PM
168	I am concerned about the Turn Moss development as living effectively behind the tree line I wish to know more about the effect upon my residence in terms of noise, traffic & light pollution etc.	11/28/2017 10:13 AM
169	I am concerned that the proposals for Turn Moss will detract from the nature conservation value of the Mersey Valley. Introduction of floodlighting would disturb bird and insect life and high fencing would detract from the open character of the area. Management of the area for habitat value is currently poor, with little variety of grassland; can this be addressed?	11/27/2017 12:33 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

170	Most of the proposals are worthwhile but some seem not to have been thought through properly	11/26/2017 8:12 PM
171	I am aware that these proposals will be going ahead regardless so am using this forum to voice my concerns. These proposals will be benefiting a small group of individuals who will potentially be from outside the community. The community itself will not be the main beneficiaries.	11/26/2017 2:37 PM
172	Whilst I feel Stretford needs investment I'm far from convinced that the current plans will benefit anyone other than private investors.	11/26/2017 8:12 AM
173	Concerned about: - impact of traffic, particularly Edge Lane and Chester Road and knock on implications of both air quality, commuting times and quality of life -impact for residents on Manchester/Trafford border affected by Chorlton developments too.	11/25/2017 4:00 PM
174	We were told that closing the ugly, but safe, subways was to improve access across the dual carriage way (originally a bridge was proposed?). This was dishonest. The proposal of building a 20-storey high building by the side of the road while the subway was filled in with concrete was withheld until the subway was removed and replaced by the dangerous traffic-control system. The subway was clearly removed to ensure the foundations for the tower block. Ridiculously, in a pathetic attempt to make it look like we have a council that cares about the people of Stretford, on the plain outside the Mall, seating has been sited. Who will want to sit next to the busy feed carriage-way into Manchester? What idiot thought this was a good idea?	11/25/2017 3:46 PM
175	Students accommodation should be built on the old B&Q site	11/25/2017 12:30 PM
176	There is a total lack and thought gone into the regeneration of the area for the existing town and its residents in the proposals put forward.	11/24/2017 2:34 PM
177	The question is worded and weighted to produce positive answers and none of the options accurately represent my opinion	11/24/2017 12:17 PM
178	I feel the plan is a missed opportunity for improving and making better use of the neglected Ayres road/Warwick Road South area of Stretford which is very extremely near the mentioned Kellogg's Headquarters and 'Old Trafford' metrolink station. with its long outstanding problems and vicinity to the proposals its seems a major oversight not to given it consideration to be included in the plans.	11/24/2017 9:46 AM
179	Do not hand over Turn Moss to Salford FC	11/24/2017 3:09 AM
180	I am unable to answer entirely as I would like because the options available bias the survey I am very concerned about the plans for Stretford town centre	11/23/2017 9:02 PM
181	The more I have seen of this development the less I feel residents are truly being consulted	11/23/2017 8:56 PM
182	It will be great for a very negeleted area, it will fetch money into Stretford via the uni and student accomodation so generating jobs, and puting Stretford on the map	11/23/2017 3:20 PM
183	Need to know about the plans to generate the area within a new and vibrant community. What is in the plans for our growing children	11/23/2017 3:03 PM
184	The plans sound excellent, but I believe that the Council should assist first time buyers to purchase affordable housing in the area	11/23/2017 10:56 AM
185	Where is the money coming from? The Far East? The building at Lacy Street is completely out of keeping with Stretford. Your 'consultation' is flawed as it is so biased. Everything's decided already.	11/22/2017 8:34 PM
186	I want more information about the destruction of turn moss to build pitches for Salford reds from public funds. I also want to know why we are duplicating and building a new university when the number in applications is going down and we have facilities in Hume and in the city. We don't want stretford turned into another fallowfield.	11/22/2017 2:11 PM
187	Give us back a proper high street, with a mix off shops, pubs, restaurants and somewhere to play snooker.	11/22/2017 9:37 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

188	As a resident of Stretford there are major concerns with the proposals. They are not thought for the community, it comes across as Trafford council cashing in and selling off their public responsibilities/expenses. I.e Stretford Library. If the current proposal goes through we are steering Stretford into a declining Withington (student area). The plans will eradicate the community constantly referred to in the proposals. How will a 12 storey c 1700 student accommodation on Lacy Street be in the local wider interest? It will dominate the surrounding area, increase CO2 levels. It is not in keeping with the heritage building close by. Also more honesty is required on the plans for the Essoldo building. Is the plan not to make this into the student union? This will not benefit the wider community, as it will be purely accessible to student, increased noise and litter to the close residential area. To make the surrounding roads more dangerous with the new traffic system on Chester road is negligent to then have a student union on it.	11/21/2017 8:46 PM
189	Totally agree with this being a once in a lifetime opportunity. This will bring the area of Stretford to life. Not every area has this opportunity and I could consider this to be a lottery for Stretford.	11/21/2017 11:37 AM
190	I see no benefit to the people that live in Stretford. I think public space is being given to developers for no public gain leading to a loss of services and public spaces	11/20/2017 3:02 PM
191	The current arrangements for Stretford include ownership of the town by a property consortium. This essentially controls the accessibility of retail, leisure and social investment in the town. For example, doubling of the rent rates. The changes to the infrastructure are more than overdue and I would like to see plans which include the old NHS buildings on Edge Lane CPO'd, and attention paid to the potential for a waterfront amenity near the tram. I feel the ownership of the Mall has not acted with social or moral responsibility in its commitment to a long term community relationship with the people of Stretford, Chorlton and Urmston. If there is such a commitment it is not evident in anyway shape or form. The Council should ensure that future development is not monopolised by large developers. I am not sure of the arrangements in Eden Square in Urmston, but certainly opening up the Mall, building high rise rather than spreading out housing further into other amenity would suit the area. There is a growing affluent, educated family element to Stretford who are prepared to invest in the area. We need to keep people here, contributing and maintaining a real pride in the area. Such Management companies do not facilitate such community. I would like to see the Mall CPO'd under brave Council initiatives, including inward investment to really make Stretford the gateway to Manchester City Centre and the Quays. It has historic significance for Trafford Borough and has been for too long neglected as a tributary rather than a place to live, work and develop. I welcome innovation in the plans but am wary of the influence of purely profit laden interests in an area, where the social and corporate responsible outcomes would have huge significant implications for generations. Please write into investment clauses some perspective on philanthropic giving. Longford Park epitomised the philanthropy of the age. Trafford should be brave and move in this direction in fast changing ecologically vulnerable times.	11/20/2017 2:51 PM
192	I do not think a university is something we need in the area. Need to concentrate on making the place more attractive, the mall competitively priced for businesses, better transport, restaurants, bowling alley, cinema, more access to children sports etc. the university will not do any of the above but will only downgrade the area.	11/20/2017 11:58 AM
193	Not convinced that "development " of Turn Moss is of benefit to local community.	11/19/2017 10:39 PM
194	There has been no resident consultation on the M21 boundary of Turn Moss playing fields despite a significant development proposal on this section of land. My property will be directly affected and I would like more understanding of the pitch plans, management of site and flood/drainage issues associated with this.	11/19/2017 8:51 PM
195	There is a growing Need to for us on multiuser paths/ access for people on foot, with prams, wheelchairs, cyclists and horse riders. Many of these users are currently happy using the area and for regeneration to work you want to support their use! The more positive use the less misuse!	11/19/2017 8:27 PM
196	The plan is grandiose in the extreme. While the area does need revitalisation, it does not need to be at the expense of those already living in the area. The current plans fail to consider the benefits to the public of a number of areas, and fail to include adequate facilities for the existing population, never mind sufficient facilities to cope with the significant increase in residential housing. There appears to be a wilful oversight of affordable housing and again, a very poor engagement on how to engage cyclists in the area. The proposals for the Turn Moss area appear to be criminal in their attempts to legitimise giving away a piece of land that was gifted for the betterment of the area.	11/19/2017 6:42 PM
197	Concerned re access to the sports centre. I want to use it daytime and evenings. Parking and getting through football/cricket traffic. Parking at the sports centre? How would having large numbers of students benefit Stretford. What about Drs etc for all these students	11/18/2017 7:20 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

198	After the Paralympic there was talk about doing more for sports for the disabled and nothing has happened! Please could we have a indoor sports hall for the disabled/abled cycling with adapted bikes. Outdoors activities is not suitable for some disabilities especially in cold weather, my 11 year old daughter has a sensory disorder and I've met other parents who agree in bad weather there's nothing for our children to do. Maybe they could use the hall for roller skating on alternate days. Wheelers at Longford park are not open on Saturdays so that could be a great day for your sports hall to be open, I'm sure it will be well used by the community.	11/18/2017 2:41 PM
199	I question the capacity of the current public transport to deal with an increased population the plans will bring. More should be done to encourage cycling in the area and plans to reduce traffic along the A56.	11/18/2017 11:26 AM
200	I have lived in Stretford all my life, and what concerns me is that this sudden regeneration project is actually taking away public spaces for private use. As someone who used Turn Moss regularly - it's heartbreaking to find out that it will be owned by Salford City Football Club. As someone who learnt to swim in stretford leisure centre, it's also heartbreaking to see that the new leisure might not grant access to the public at all times, but rather when it suits UA92. I agree that stretford needs regeneration- it has often been ignored I place of other wards during times of regeneration. Urmston, Sale and Altrincham all received regeneration to their own shopping squares whilst Stretford Mall was left to become redundant. It concerns me that a decision has already been made regarding the future of Stretford and that the public consultation is now just a piece of propaganda but I will say that lots of the decisions being made are to appease private investors that will have their own best interests at heart and not those of the community.	11/18/2017 8:11 AM
201	This survey is loaded. No clear answers to questions already raised. . Lack of clear plans.	11/17/2017 10:17 AM
202	The changes to Turn Moss will ruin my business and many other professional dog walkers too who use it	11/17/2017 7:43 AM
203	Traffic is already awful at that junction adding housing will make queues unbearable. Where do intend on putting car parking for at least 2 spaces per accommodation unit and adequate parking for the retail and leisure facilities? Yes, 2 spaces per accommodation unit is required now we are in a modern world	11/17/2017 7:07 AM
204	I am concerned about the 20 story student accommodation	11/17/2017 7:02 AM
205	Stretford needs something for all not just for the few or the new. The proposals are blinkered and only cater for a small cross section of society, leaving people in my age bracket as a lost generation	11/17/2017 6:12 AM
206	Would hope the groups i belong to stay at the library as it has facilities for access for disabled people and space for all the people that attend but needs more chairs	11/16/2017 11:32 PM
207	I don't agree with the height and scale of the student accommodation. I think building lower and across a larger site would work. Possibly a couple of locations of student accommodation would work. I worry about local infrastructure too. In particular I would like to see the tram stop upgraded to cope with the numbers using it.	11/16/2017 11:02 PM
208	I don't disagree entirely with the University idea although I'm not convinced there is really the demand for one. I strongly disagree with the proposed accommodation on the Lacy Street site being for such a large number of students. Overall I'm not convinced that Stretford will benefit from having a large influx of students. We stand to lose more than we'll gain.	11/16/2017 4:22 PM
209	A university is not needed as the services are provided close by through other educational institutions. We need housing for young professionals and families, as well as new services, like revamped healthcare and leisure. We should not need a private company to do this for us, nor should we be allowing private companies to take our valuable green space away. I am aware the council will own the grounds of most places still, but the community does not need the money to just go to Trafford council, we need the money to be invested in the area for US. It does NOT benefit the community in anyway other than short term financial gain. We do not want to be turned into a student town, we want to build on the thriving local community of residents.	11/16/2017 4:13 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

210	My major concern is in relation to the influx of a student population into the Stretford, Old Trafford and Firswood area (where I am a resident). It would be of value to know more about the scale of the university campus at the current Kelloggs site and the anticipated numbers of incoming students that will move to the North Trafford area while studying. Student residential populations by their nature are transient, and you only have to look at Fallowfield and Salford Crescent to see the damage that can be caused by an imbalance. If properties in the surrounding areas begin to be acquired by student landlords, I fear that this will adversely impact on neighbouring residential areas through anti social behaviour and landlords/tenants that perceive little incentive to maintain and improve their property and support community cohesion. I would want some assurances that this won't be allowed to happen and that existing residents don't find themselves in a student ghetto with low added value businesses such as fastfood and chain establishments.	11/16/2017 3:01 PM
211	I want a closed,traffic free,tree lined,walking,cycles village type stretford area. No more concrete buildings. Less air polluting. More policing,doctors,dentist,walk in health centres. Clean, none cracked safe walking pavements. Safe,none cracked,potholed,drain blocked roads. Stretford Rid of none tax,none insured,no helmet speeding mopeds,scooters,motor bikes and quad bikes endangering our children and elderly. I am a council,pension tax payer. Polite person. Awaiting your reply. Kind regards .	11/16/2017 1:59 AM
212	Students attract chippies,kebab ,pizza shops litter noise Locals want decent eateries,attractive surroundings	11/15/2017 9:51 PM
213	The Lacy Street project seems far too big. The roads on this estate are already shoddy and in need of drastic works. Extra traffic with just worsen an already ignored by the council, problem. There are many families with young children on the Lacy Street estate and students are not known for their quietness. The buildings are far too high for this area and will look like an eyesore. Why have the residents not been included in the consultations before it was given the virtual go ahead. I personally will veto this.	11/15/2017 6:07 PM
214	Stretford should be upgraded and improved instead the currents plans will make it a student ghetto and all the residents will leave for somewhere nicer.	11/15/2017 4:27 PM
215	Will the public have access to the same number of classes at Leisure Centre as they do now and from 8am till 10pm, as they do now? Looking at the plans for Turn Moss I think the training pitch nearest to the houses on Edge Lane is too close and should be put further back onto the fields.	11/15/2017 4:04 PM
216	My concerns are the Lacey St plans and the plans for the Mall, Stretford will become a student town with everything geared to their needs not the residents. Students have no vested interest in Stretford, the go home when they're done, they don't care what they leave behind, the residents will have to deal with the mess and there will be mess!	11/15/2017 1:09 PM
217	Is a college the best way to drive regeneration?	11/14/2017 11:31 PM
218	I am supportive of the revitalisation of Stretford and anyone who wants to invest, but it can't be at the expense of the best possible deal. Horrible drab blocks of low quality housing & nothing new for local residents isn't good enough. Repurposing the Essoldo and the awful row of shops on Edge Lane is great however.	11/14/2017 8:21 PM
219	I was in agreement with the original masterplan but the so called "refreshed" masterplan clearly doesn't consider the impact on residents. In particular the density of the proposed student accommodation and the loss of trees along Chester Rd	11/14/2017 8:04 PM
220	why is it in the Masterplan to create a space for moving Islamic centre to a more suitable location? This seems to be giving preferential treatment to a particular faith group.	11/14/2017 7:52 PM
221	I really would like to see Stretford rejuvenated and investment in the area. There is not a lot in the centre, no bars, restaurants, cafes etc. However, I believe that Chester Road splitting the town in half is the biggest obstacle to this. Currently I am unsure how student accommodation helps. In addition, I am concerned that Stretford is losing green space at Turn Moss (to be turned over to Salford City) and also am disappointed that the Essoldo would be given over as a student hub.	11/14/2017 7:20 PM
222	some of the proposals appear to be well considered and would make a big improvement to Stretford other's appear to be not thought through at all	11/14/2017 5:23 PM
223	Sort out the A56 first, anything else is just papering over the cracks. You still have not dealt with the motorway splitting Stretford in two.	11/14/2017 3:58 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

224	- traffic issues on surrounding areas need to be addressed - height of the tower blocks is too high - the public need good access to the sports facilities, it can't be booked out by the uni every evening / weekend - the tram can't cope with any more strain on numbers - this needs attention immediately	11/14/2017 10:35 AM
225	What about the mall we want first things ,first .decent eateries oh shops not more pound and charity shops .your putting the cart before the horse Perhaps students later or near your house maybe.students will Not improve this Stretford like japan soon ,what a joke ! You know ll take my chances no students no regen ,we are being brainwashed by you to take or leave it,well I leave it thanks .	11/13/2017 10:35 PM
226	As a resident of Stretford, I am worried that the plans will not improve the area. There is not enough infrastructure planning happening for the influx of students into the area. I don't see enough focus on making the area safe for pedestrians and cyclists.	11/13/2017 8:51 PM
227	I am in favour of regenerating the area however a 20 floor high rise smack bang in the centre of the town is the wrong. I am a graduate of university of Lancaster so have no qualms with seeing an increase in student population however these should be more fairly distributed in throughout area. We already have significant issues to transport links being overcrowded, GP surgeries being overcrowded, flytipping etc. And that needs to be addressed before you can add another large population into the mix too	11/13/2017 7:33 PM
228	My concern relates to the never ending trail of barriers around the streets of Stretford in particular around the stretch of Barton Road between Not 171? - 181 and the shops. I have aired my concerns in the past and would like to air them again. My fellow neighbours are also in agreement that the barriers in this stretch and around Stretford is an ugly insult to the area and the people. It is clear that Trafford council believes that the people of Stretford are unable to look after themselves. Hence the miles of caged barriers. My neighbours and I want them removed at least in our stretch. They are unsightly, they hem in and attract filth, they are a danger for those that park in front of their properties then have to walk on the road to their property entrance. The barriers mean that street cleaning machine cannot clean this stretch of Barton Road as they cannot get onto the narrow path. We all pay council tax but the service we receive in return is very unequal. We were never consulted about the barriers. Trafford Council also failed in their duty to inspect the quality of work when the barriers were removed and reinstalled a few years ago. They are a hazard	11/13/2017 6:21 PM
229	The infrastructure needs attention (transport, roads, amenities and services e.g. doctors). The influx of students could lead to private landlords buying upon property for renting out, as the expense of families. This could lead to the loss of community and the rise in neglected properties.	11/13/2017 4:34 PM
230	I am very concerned about traffic especially when football is on. I often get stuck in traffic and on match days it can suddenly make you 1hr late for appointments. The Stretford junction has just been redone but shows poor planning because when you approach from Edge Lane Chorlton you get stuck behind traffic turning right as space for 1 car only has been marked out in the middle of the junction. Lots of cars turn right and you get stuck behind them waiting instead of both lanes being able to proceed ahead which would ease the flow of traffic. There is a wide pavement on the right which could have been made into a lane for cars turning right to ease the congestion and I think that the fact that this has not been done shows poor planning. In addition I would like Stretford to have a mosque as there is a large Muslim community in Stretford and there is no place to pray. The Mosque in old Trafford does not allow women to join communal prayers and the little shop used near Radstock Rd is tiny, does not allow women and only does a couple of daily prayers. A community mosque with equal access for men and women would make Stretford a vibrant multicultural area and attract more shops, businesses and people to the area. Muslim students living on the new campus will also require a place to pray. A mosque in Stretford could be a positive selling pint in attracting Muslim students. Friday prayers is a way of brining people to the area who will then support local businesses by visiting them to shop or use their services after prayers. Mosques in Manchester do not announce the call to prayer and therefore do not disturb local residents.	11/13/2017 11:19 AM
231	Concerns over size of Lacy Street Campus. Cutting down of trees. No guarantees of investment in Stretford Mall	11/13/2017 10:15 AM
232	I think the public transport which is not a local issue, I know, has to be amended, too. The network is more or less OK but the buses are often late or not coming at all and crowded while the trams are so crowded that multiple time we simply couldn't get on. We have used buses 256, 255, 263 and tram from Stretford to the city centre or Sale, in the mornings and the evenings. This is annoying and causes greater traffic on the roads. The public lighting is sufficient most of the places. Nevertheless, we can imagine some development by the Bridgewater Canal. Thanks.	11/13/2017 6:50 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

233	In theory this level of investment by outside agencies has to be good, but I feel that they mustn't be allowed to dictate the whole shape of Stretford in contradiction to a Master Plan that has only been in place for a very short time. Yes, have tertiary education in Stretford but the focus is too far from the town centre and the main residential areas. There has to be a suspicion that it's siting favours the commercial intéréts of the Clas of 92, rather than the needs of Stretford residents. For example, the siting of the leisure centre. Stretford residents have already had to adjust to the moving of their public baths from close to the town centre to Stretford Leisure Centre. Now the proposal is to move it even further away to near Old Trafford. Hilarious not walk to baths, they need to be near residential areas. If you have to move it, why not put it on the Lacy Street site, near the student accommodation, that would make more sense. Also it would be near Turn Moss. I also am doubtful that these proposals will help Stretford Mall. What specific proposals are there to effect this. Finally, I am most concerned about the continuing pedestrian crossing and access points across Chester Rd. Are there going to be footbridges? How are 1700 students isolated on the Lacy St site going to get in and out of the site? If nothing else I would like to see traffic management plans, simulation of vehicular and pedestrian movement patterns.	11/12/2017 10:56 PM
234	It's an ambitious and broadly good plan, but please take the opportunity while you redo lots of junctions to stick in more good (ideally segregated) cycle lanes.	11/12/2017 8:29 PM
235	I'd like to see segregated cycle lanes between the lacy street development and the new ua92 site on Talbot road. Reduce traffic on Kingsway so the mall could open out onto it to support restaurants and cafes	11/12/2017 11:57 AM
236	There are too many unanswered questions about the impact of the student accommodation, the impact of public transport in the area, the lack of investment in cycle paths to/from the proposed campus, the compulsory purchase orders for the Essoldo and nearby buildings, the impact of several thousand students on health provision in the area (especially as Trafford General seems to gradually being downgraded), the impact of the potential loss of leisure services and no specific details about how this will be guaranteed with the new facilities, the impact of the change of use of Turn Moss on local residents and the groups who use that area etc etc etc. Lack of transparency regarding the whole process is also a major issue.	11/12/2017 10:34 AM
237	I am concerned that these proposals will eradicate much of the green space in Stretford and that the proposal includes much high density housing but does not address the infrastructure that would support this. I am also concerned that it does not address the issue of air pollution in the area and will most likely make it worse.	11/12/2017 9:04 AM
238	Proposals for Trafford university were put forward to the council leader Sean Anstee in Summer 2016 and these were not supported as apparently Manchester already had three universities. These proposals had backing from MPs and education leaders globally. Why was this? It was also to be a public university and not a private venture like UA92. Explanation?	11/12/2017 12:36 AM
239	Stretford is a predominantly residential area. The building of a multi-storey building at the junction of Edge Lane and Chester Road would be an eyesore, and in my opinion if I were a visitor to the area I would not be impressed and would want to leave as quickly as possible. If a building has to be erected, then choose something in keeping and sympathetic towards the area. A multi story building is not a welcoming site in an area that still retains much of a community feel. The Arndale Centre is an eyesore and needs a complete overhaul.	11/11/2017 12:35 PM
240	We have not yet seen any evidence of how this development will benefit the community.	11/11/2017 9:13 AM
241	The original master plan was positive but the new revised UA92 would have a detrimental effect on the family community that Stretford has. We do not need a 20 story tower block with no thought for parking, transport Drs etc.	11/11/2017 7:41 AM
242	I have concerns over transport, leisure facilities and safeguarding facilities for the existing community.	11/10/2017 7:30 PM
243	I worry about the density of the student housing, the lack of ambition as regards cycling and alternatives to driving, removal of green space, losing public access to parts of turn moss and stretford leisure centre.	11/10/2017 7:05 PM
244	I believe Stretford needs much more facilities for the residents.	11/10/2017 5:35 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

245	Removal of trees lining Chester road would have negative impact on local residents. Plans to build on green spaces round Trafford grove and Raleigh Street will also impact negatively. I will be strongly objecting these proposals and intend to go to as many residents meetings as possible. I disagree with the placement of accommodation at Lacey street - particularly the height of the building. I am concerned that the leisure centre will end up being student only and am worried about the privatisation of turn moss playing fields.	11/10/2017 5:09 PM
246	The 20 story accommodation on Lacy Street is a concern	11/10/2017 4:47 PM
247	Will the replacement sports facilities be available for the public to use with the same hours and at the same cost. Why is a hotel, office blocks and apartments(unless for students) part of a sports academy the size of those appears to be the same as the academy and maybe larger sports facilities would be better than a hotel and offices. Will the multi storey car park be big enough to take enough cars for the academy, office blocks, hotel, apartments and residents using the sports facilities. How will the roads cope with the extra traffic especially on match days and when there is a concert at the cricket ground when Talbot Rd and Greatstone Rd are closed to traffic. Why does the artist impression of the Academy show an open plan view on Talbot Rd and Brian Statham Way whereas on the plan it is surrounded by three office blocks, this gives a false impression on how it will look. None of Turn Moss should be fenced off to the public for academy use only and any buildings should be no bigger than those already there, this is green belt land for public use not for Gary Nevils ego academy. The Essoldo needs to be used but not if it means changing it too much inside, this is an historic art deco building and would make a fantastic theatre or concert venue like the Apollo.	11/10/2017 4:18 PM
248	I Disagree with attracting students to the area. My reasons are crime follows students. a noise issue and I feel it would be better to provide more affordable housing in Stretford	11/10/2017 2:55 PM
249	No No No to the Turn Moss plan. Not needed in any way. This area is fine just as it is.	11/10/2017 2:47 PM
250	Whilst in general I see a lot of good that could come from this I am very concerned about the intention to restrict public access to currently public green spaces and the potential to restrict public access to the refurbished Stretford leisure centre under 'shared use'. Particularly distressing is the lack of vision proposed to facilitate vastly improved pedestrian and cycle routes - these need to be key to the entire development not some half-baked bolt-on at the end. If these are well addressed then the scheme could improve Stretford. If not then the current air pollution and social damage done by the A56 will continue and with the addition of the campus and student village, increase. Also this survey question is written to deliberately have a better chance of returning a positive response - that's not public consultation - that's just insulting residents.	11/10/2017 11:13 AM
251	brilliant..about the time	11/10/2017 10:40 AM
252	This question is misleading - there isn't an option for "I support some of the proposals but overall not enough to support the whole scheme" for example, nor is there an "other" option to say that my opinion is not reflected in the range of available answers. You should also check when you ask a question like this how much exposure to information about the scheme and opportunity to ask questions people have had - that will greatly influence (I think positively, on the whole) people's attitudes towards the masterplan.	11/10/2017 10:34 AM
253	I believe that the interests of private investors are seen as more important than the views and needs of residents.	11/10/2017 9:20 AM
254	Expanding Chester Road into a massive superhighway, whilst taking away the safe crossings for pedestrians; cutting down trees which would otherwise help reduce pollution (whilst 'replacing' them with less greenery); building a 20 storey tower block into a congested corner which will dominate the skyline, increase traffic and Metrolink congestion, and overlook residential areas; reducing access to, and closing off instead of opening up the canal; blocking off large areas of Stretford Ees to the public that own it, for the benefit of a football business unconnected to the proposed university are not conducive to the regeneration of Stretford. Whilst i completely agree that the area is in need of regeneration, building over it whilst making tokenistic gestures of consultation are not the way to make it successful.	11/10/2017 9:18 AM
255	Boards of hmo s dirty houses litter and noise. Not what I want in my neighbourhood	11/10/2017 9:07 AM
256	This is a long time coming Andy may stop the so called Stretford town centre dying on its knees.	11/10/2017 9:07 AM
257	The town needs redeveloping, just the ideas put forward under this aren't what is needed.	11/10/2017 7:16 AM
258	No statement is provided that is not biased towards approving the existing plan. This survey is flawed and not fit for purpose.	11/9/2017 11:21 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

259	Whilst welcoming development, I am concerned about the 'studentification' of Stretford and the impact that will have on the private-rented housing market, noise nuisance, environmental issues, crime (i.e. students and their properties are often targets for crime), transient noise (i.e. student lifestyle), and impact on public services (policing, GP provision, council enforcement for planning, environmental health, anti-social behaviour and waste management). I am also very concerned about the size of the student halls development - I just think that a tower block that size, in that location, is disproportionate to the surrounding area. I welcome the canal side development and the Essoldo is screaming out for sensitive development. But I am fearful of changes around the playing fields next to Hancock Street, and also the potential opening out of development of Hawthorne Lane. If anything, Hawthorne Lane should be completely blocked off for vehicles to stop the never ending fly-tipping that occurs.	11/9/2017 10:37 PM
260	The new leisure centre, both facilities and access is crucial to the continued existence of our successful club. We're over 100years old and going strong!	11/9/2017 8:02 PM
261	I would like more information about the plans for Turn Moss and am far from convinced that the current plans, will improve recreational opportunities for the community that use and appreciate the area already.	11/9/2017 9:30 AM
262	I do not agree with students adding to Stretford's problems that the council had ignored for years	11/8/2017 10:23 PM
263	Infrastructure needs addressing . Traffic management and policing	11/8/2017 9:50 PM
264	There is not an answer that represents my views. I disagree with some parts- I agree Stretford needs regeneration, however I'm not certain this is the regeneration needed.	11/8/2017 9:25 PM
265	I do not agree that a tower block is suitable for students. You are dealing with young people away from home for the first time who quite rightly get giddy and foolish and incidents will happen	11/8/2017 9:03 PM
266	Concerns about the student village on Lacy Street, with regard to increased traffic in an area that is already congested, the amount of students and the impact this will have on the surrounding residential areas. Moving the leisure centre when there is no need to.	11/8/2017 6:25 PM
267	These proposals are not for the benefit of local people this is all untrue and based on fluff. Local people will not have opportunity to take their families to the publicly owned leisure facility that is current part of the proposal. It will always be busy with the 6000 students in the area with cheap membership. Look at the Sugden centre or the aquatics centre in Manchester, impossible to get into the facilities. Turn Moss is currently free to walk round and feel close to nature very close to the city, the proposal to fence areas off and restrict access is not of benefit to local people, how can it be? There are already football pitches there. There are already football pitches (man made) on Talbert rd that are relatively new. This is not of benefit to local people. The Arndale centre would greatly benefit from new investment but that is made very unappealing by the consistently high business rates making it obvious the council has already made plans to sell of the land for its own profit. Again not for the local people. I am sick to the stomach of being sold false promises and ideas from councils and business investors that are all about them making profit. Short term profit at the expense of REAL true hard working Greater Manchester residents. We all know this 'Consultation' phase is a joke, its already done and dusted with investors from overseas. You've sold us out. You're destroying hearts and minds. You will see how your short term plans will again completely destroy a potentially vibrant community. So sad. We won't give up. The proposals will not benefit the local people of Stretford, bringing vast numbers of students to the centre will create chaos in traffic, crime, drunkenness and drugs.	11/8/2017 5:51 PM
268	I live off Lacy Street and I am concerned about retail shops being put at the bottom of student accommodation. I have no problems with bars coffee shops etc. We need some investment in the Mall and surrounding areas. We need O'Briens to be either updated or removed the use of drugs is too much at 9am by the not only the public but also the staff. It creates a awful outlook for the town centre.	11/8/2017 3:02 PM
269	I am supportive of SOME of the proposals but have many concerns - there is no one document that lists everything in the proposal, cost and especially impact for the local community.	11/8/2017 3:00 PM
270	Stretford Mall owners need to radically redevelop the Mall. I believe they are starting, but it is up to them to do that or sell it. Students won't help, go to Salford Shopping Centre with student high rises next door, lots of vacant units.	11/8/2017 1:36 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

271	I agree that Stretford is in need of investment and think the area has great potential. However, I was very concerned when I heard the mature trees on Chester Road between Edge Lane and Bridgewater Street were to be chopped down. These provide an essential pollution barrier between Chester Road and the residents living on adjacent streets. The trees will also provide a sound barrier for the residents and provide habitats for local wildlife. It seems completely unnecessary to chop down these trees and if anything will depress the area rather than revitalising it. Please reconsider your plans and protect these essential trees!!	11/8/2017 1:10 PM
272	I think something better can be done for Stretford.	11/8/2017 10:16 AM
273	stretford is dirty, no road or entrys being cleaned, local areas like gorse-hill are disgusting ,entrys used to be swept at least once a month, then always when council tax was being negotiated, but the further you live away from chester rd they never get done, fly tipping and the weeds that are growing amongst the pavements is another problem, as is litter.	11/8/2017 9:12 AM
274	There are aspects of these proposals which are now coming to light which do not benefit local residents or the eco system. Perhaps imagining you live in the area and how you would feel may help you to understand that we know regeneration is needed but not simply so those looking for places to spend their money can be dated. The possible felling of trees next to St Ann's Church on Chester Road is unnecessary and harmful for the eco system. Given the huge amount of traffic in that area the trees provide an enormous amount of air purifying and help lower air pollution. Much needed in this highly populated area share with traffic. Though planting new trees would help, it takes many years to develop to the strength needed to have a positive impact on air pollution and the eco system. Please think carefully and not just about finances. Think of the future.	11/8/2017 7:12 AM
275	Traffic and congestion are already so bad in the area I cannot see how roads and trams could cope with more people. Air pollution is horrible and all trees should be saved. The thought of stretford loosing any of the beautiful trees lining chester road is devastating. Trees produce our oxygen and clean air. There can be no justification for this. Amey need to get their act together and make sure there is more done to maintain the existing ecosystem and clean up chester road.	11/8/2017 6:45 AM
276	I am concerned about how the university will change the community. I am concerned about my area being taken over by rental property and careless students who are crime magnets. I am worried about traffic increasing.	11/8/2017 12:16 AM
277	I am concerned about the masterplan being based on the success of UA92 which at this stage seems to be underdeveloped with many things still to be considered and thought through.	11/7/2017 11:28 PM
278	Influx of students will destroy stretford Raise crime levels and anti social behaviour	11/7/2017 11:18 PM
279	I have concerns over the planned build of the high rise student accommodation. I think that this would be to big and to high for the area and I'm also concerned about the impact on the environment at Turn Moss. I'm also disappointed about the lack of consultation with the people of Stretford.	11/7/2017 9:10 PM
280	Too many changes and additions to the original plan. Still unsure as to how either the original plan or the revised plan is intended to benefit residents in any way.	11/7/2017 9:06 PM
281	I understand the trees on Chester Road will be removed. The area already looks very shabby and run down around there and the trees give it at least a bit of beauty. Why are they being removed?	11/7/2017 9:05 PM
282	It makes no sense to cut down the trees along Chester Road. I believe this is proposed as a cost saving exercise. The air quality in Stretford is already very poor due to the high volume of traffic flowing through the area, and the trees are vital to improving air quality. The area will suffer visually if they are lost, too. This cannot be allowed to happen; the trees have been there for generations and belong to the whole community. In additon, it is worrying that the housing proposed for the area is aimed at buy to let, foreign investors. The area is in dire need of housing that is affordable for residents. Stretford should not become a millionaire's investment bank, but a place for real people and communities to live.	11/7/2017 8:52 PM
283	I object to the development of Turn Moss in particular. To donate this to Salford City FC is outrageous. The club has no connection to Stretford and neither do the class of 92. This is an area of natural beauty and will disrupt wildlife.	11/7/2017 8:33 PM
284	This question contains bias. Three options are positive to one negative and there is no option for unsure.	11/7/2017 6:16 PM
285	I have concerns about acces to the proposed new leisure facility, UA92 campus and car park. Particularly when there are events at either Old Trafford.	11/7/2017 4:17 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

286	There needs to be more investment in youth activities and youth support in this area. The closure of connexions and Old Trafford Youth Centre has left a gap for our young people. There's not much in the way of support for them.	11/7/2017 1:33 PM
287	I truly believe bringing students to stretford will create a nightmare for local residents. Hmo's will increase rent and force out home owners. I k ow this as I previously owned a home in Fallowfield and was driven out!	11/7/2017 1:09 PM
288	Turning Stretford into a student town will not improve it. It will increase crime, mess, do nothing to help the struggling high street and take local sports facilities away from residents	11/7/2017 11:25 AM
289	There is very little information about how 6000 students can be found for such a specialised course. Moreover, no info has been offered on which body is liable if the venture ends up running into insolvency. The council claim that traffic issues can be addressed by banning students from having cars is laughably unworkable. The lack of consultation up to now, with these highly flawed proposals being presented as the only option, is highly regrettable. It is impossible to support such a set of proposals.	11/6/2017 10:59 PM
290	I think the proposals have questionable benefits for the existing residents of Stretford, when balancing the possible benefits with the likely disadvantages of significant changes to the demographics and pressure on infrastructure and services that would come with a large influx of students.	11/6/2017 9:59 PM
291	I have major concerns about the location of the student housing and the height of it. There seem much better locations that the proposed Lacy Street site.	11/6/2017 9:00 PM
292	I have concerns that virtually all of the changes hinge on the success of the UA92 and that more is being done for students who will live here for less than 6 months of the year over full time residents	11/6/2017 5:47 PM
293	There should be better links into the city centre	11/6/2017 5:05 PM
294	I don't agree with having high density student accommodation on the Lacy street site which is very far removed from the original masterplan of lower density housing including social housing and a hotel. High rise buildings are not in keeping with the residential properties in Stretford bar the tower block which I understand was built several decades ago. The proposals for this site in combination with the Royal Canal works have the potential to annex one of Stretfords best assets, access to the Bridgewater canal. At the moment this is easily accessed and not particularly overlooked from Lacy street to Dane Rd. I also note that the proposed build on the Royal Canal works site is already being marketed to private investors and has been changed to no longer include social housing. Can the council executive explain how either of these builds will benefit families living in Stretford.	11/6/2017 3:09 PM
295	Brilliant idea. Lived in Stretford since i was born and there has never been any plans made to do up the area. Its just been neglected. There needs to be some new bars and restaurants to liven up the area and definitely needs a new leisure centre.	11/6/2017 2:25 PM
296	I think Stretford Mall needs to be the priority and needs more business and you should be putting money into that side so that more shops want to trade there.	11/6/2017 11:38 AM
297	My main concern is regarding the continued delivery of services currently on offer via Stretford sports village. I have two small children that attend a Stretford primary school and have difficulty finding reasonably priced, active and safe school holiday provision for my children. I currently use the holiday clubs provided by Stretford leisure centre as they are reasonably priced (£15 per child per day) but more importantly, provides a healthy, active, full day which they would bot receive from the majority of alternative provisions currently in the area. We also use the family holiday activities run from the centre. I need reassurance that the easier centre move would continue to deliver holiday provision of the same quality, price and availability. As a working parent, contributing to Trafford, this is important to me and my family as is access to the swimming pool at weekends. The ethos of the leisure centre should remain that it is firstly a community leisure centre that is used by students studying at the university and not vice versa.	11/5/2017 8:46 PM
298	My concern is for the loss of vital green spaces. I'm concerned that Stretford will become very built up with every patch of land built on. It would be wonderful if a park or something could be included in the plan.	11/5/2017 8:05 PM
299	I am concerned about the amount of extra traffic this will generate in the area which already has gridlock on Kings Road, Edge Lane, Talbot Road etc etc. MUFC already causes chaos with parking and traffic jams. Will all these 1700 students being paying for everything? How big will the hotel be? Who will use the office blocks and where will all these people park?!	11/5/2017 6:53 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

300	The addition of high rise buildings at Edge Lane/Lacy Street will do nothing to enhance the area, having looked at the proposed plan for this it brings to mind buildings that were demolished in East Germany after the fall of the Berlin wall. It looks hideous and I know there are many more residents think the same.	11/5/2017 5:03 PM
301	There are world class universities in Mcr already, none of whom have put their name to this vanity project. Rather than get celebrities in to develop how about consulting with the community and speaking to leading town planners on what would help Stratford & Old Trafford? With a celebrity styled uni all that comes with that is a transient student population and shops and takeaways of which there are already too many. What the area really needs is more primary and secondary schools and more facilities for those children.	11/4/2017 9:02 PM
302	i have concerns about influx of new residents and in impact on infrastruture in particular health services, accomodation. It is difficult enough finding affordable properties for young people to move into. Waiting lists for doctors appointments. The stretford leisure centre has always been very community based I fear that it being located on a student complex may make it feel unwelcoming for may of our older and those family orientated.	11/4/2017 8:51 PM
303	The proposed Lacy Street campus would not be an 'iconic feature', it would be an eyesore. A twenty story student accommodation building is completely out of keeping with rest of the largely low rise residential area. This is not Manchester's CBD or Central Salford nor do we wish it to be so, we live in Stretford because we like the existing environment and community. The size of this development is completely driven by squeezing as much profit for the developer as possible by over populating a small site. This would not be for the benefit or safety of either the students or the host which consists of many families and older citizens. The size of the proposal is completely overbearing and out of scale for the area. The last thing many people want is to live in the shadow of a 20 storey development housing a large number of transient students, increased congestion and crime which is always occurs in areas with large student populations. Locating student accommodation on the same site as the campus would be far better. Less impact on local residents, less congestion on roads and already overcrowded public transport and more in keeping with the existing multi story commercial developments surrounding the proposed main campus at Old Trafford. This is why campus based universities tend to have their accommodation together - on a CAMPUS!	11/4/2017 3:17 PM
304	.	11/4/2017 2:54 PM
305	It is difficult to have an opinion when we have not seen detailed plans.What is going to happen to the existing leisure center?Is it going to stay open?Are there plans to hike up the prices?One tends to be suspicious when regeneration is proposed.The local community does not need to be taken advantage of but needs to be involved in the planning process so that everyone can feel the new Center belongs to them not big business people.	11/3/2017 9:10 PM
306	1. More trees and planting please all over Stretford. Trees instantly bring a good feel and upgrade the area. 2.We need to make a quality classy nightlife ideally making a feature of where the restaurants and winebars are e.g. Beech Road in Chorlton or the Market Place at Altrincham. Our equivalent could be the stretch up the bridge to the Met. If all these were restaurants and bars it would be lovely. People would get off the tram and be there. Maybe we could make use of the canal that runs under. 3. Any new builds need to be designed nicely so they are not just an ugly modern concrete block with small windows like seems to be the style thrown up in areas like Stretford. Some nice flats were built in Sale and Altrincham that look older and have a few peaked roofs and Tudor style cladding so the same consideration to design could be taken with Stretford. 4. The old bingo hall (blue and black art deco building). Could it be a theatre like the Garrick in Altrincham? If not, possibly an old traditional pub or a market hall.	11/3/2017 5:13 PM
307	It is clear that Stretford needs significant investment and intervention to achieve its full potential. This needs a large scale development to provide the impetus for wider regeneration such as that provided by the UA92 proposals and associated development. I agree that the development on the Lacy Street site needs to be of a large scale to provide this boost and to introduce and help re-use existing landmark buildings.	11/3/2017 4:02 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

308	The plans for UA92 are very worrying. In particular, I believe strongly that the plan for university accommodation at Lacy Street should absolutely not go ahead. I am an academic at Manchester University, have worked in student halls in a pastoral role and see how large numbers of students come to completely dominate and transform areas where they are concentrated. This would totally disrupt the residential balance in Stretford at a time when the Friends of Stretford Public Hall (I also belong to this group) are working hard to improve the local offering for the community here (which for far too long has been neglected). The rumours about the beautiful Essoldo being made into a student's union are really heartbreaking. If any investment is put into this, it should be with the aim of restoring what is an absolute art deco icon in Manchester, to an independent cinema. The business this would bring from Trafford, Chorlton and Whalley Range would more than pay for the refurb. There is an appetite for this sort of development in Manchester. I urge the council not to go ahead with the UA92 plans in Stretford.	11/3/2017 12:21 PM
309	The last thing we need is a tower block opposite the mall.put the tower block on the kelloggs site and the hotel on lacy st. Much more pleasing on the eye.	11/3/2017 10:55 AM
310	My concern is where the student accommodation will be located for the University?	11/3/2017 10:07 AM
311	Leisure Centre - need more information. I am a long term user - concerned that the new facility will not work for me	11/3/2017 8:03 AM
312	The new leisure centre should have automatic wash taps and dryers to enable Trafford to watch it's Green initiatives. Moreover it requires decent size shower stalls. In terms of classes my family and I would like to see Pilates and Yoga offered throughout the week and at various times throughout the day and evenings. I would also like to see Gymnastics brought to the new centre, Beginners right up through to the highest level. The cafe should have longer opening times with a variety of vegetarian and non vegetarian options.	11/3/2017 3:56 AM
313	As a current user of the Stretford leisure centre facilities I would be keen to know if the current rates for membership would be similar.	11/2/2017 10:19 PM
314	I am very concerned regarding congestion in the local area.	11/2/2017 7:43 PM
315	I'm not convinced that student accommodation at this location makes sense, nearer the campus would make more sense	11/2/2017 7:37 PM
316	Would like ypu include a sauna and steam room	11/2/2017 7:27 PM
317	The roads can't cope with the traffic at the moment and if extra housing is being built then the roads needs to change to reflect this	11/2/2017 7:20 PM
318	Will any facilities currently offered at the leisure centre be lost? It's not yet clear. Also how much of Turn Moss will be built on / fenced off / covered in astro turf?	11/2/2017 7:17 PM
319	Particularly on the UA92 proposal and effect on resources, poluution	11/2/2017 6:57 PM
320	Student accommodation block will bring more pressure on already straining public services	11/2/2017 6:32 PM
321	It's not entirely clear that this is not just something that's been dreamed up rather than something that's been carefully considered. The council seems to decide it knows best and then look to seek support for this viewpoint rather than actually seek broad input first. If it genuinely is interested in this then have open debate and sessions people can attend and get involved in early.	11/2/2017 6:13 PM
322	The masterplan show create a centre for Stretford. Having 1700 students bedrooms will not help stretford. Year 1 = 1700 - Year 2 increase to 3400 Year 3 5100 students so were will they all live to complete a 3 year degree? They will create noise for residence as are the issues in Hulme with MMU students returning late after a night out. Increase on public transport demands moving students from Edge lane to Talbot Road. The new leisure centre will not benefits Stretford residents as times of access will become more limited. The council state they have no money yet can invest in the Kelloggs land and building. This does not benefit Trafford residents.	11/2/2017 5:55 PM
323	You aren't allowing us to say we are supportive of some proposals and have concerns that need to be addressed with further detail and consideration of the people that live here	11/2/2017 4:53 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

324	I cannot see how the residents of Stretford will benefit by these proposals. The buildings look completely out of proportion with the area they are in. The mass influx of students will put the whole community out of balance. Where do the first year students live in order to make way for the subsequent students year on year? Will Stretford end up like Levenshulme with landlords buying up properties to rent out? Leading to a drop in property values. Transport is bad enough now especially on the tram and getting a doctors appointment will get worse than it already is. After the 2nd December there will only be one supermarket due to the total mismanagement of Stretford Mall so where will all these people shop? It is widely known that students don't have any money so how will they benefit Stretford (except for council tax of course!!) I am seriously worried about this amount of young people causing litter, unsociable behavior (we all know that students like to drink) and eventually, when their numbers increase, taking over the area. I realise that Stretford needs investment and improvement for the families that live here now but this is NOT IT. I would like to ask Mr Neville, his chums and Council leaders if they would like such a project on their doorstep. I THINK WE KNOW THE ANSWER TO THAT ONE.	11/2/2017 3:01 PM
325	As a Careers Advisor I can say with confidence that there is a need for Sports courses at HE in the North West. Manchester would make an ideal location and Trafford would greatly benefit from the regeneration.	11/2/2017 9:16 AM
326	Object to high rise student accommodation, have we learnt nothing from the past, high rise is not the way to go. They end up an epic fail, use the opportunity to build something where people want to live. Concern over traffic, congestion and further impacts of LCCC and MUFC future expansions, it's difficult enough for residents getting around now. Concern the leisure centre will not be for residents.	11/1/2017 7:00 PM
327	I don't believe the council will be able to deliver on behalf of residents judging by the recent public realm "improvements"	11/1/2017 4:07 PM
328	The idea of a new university is unhelpful and unnecessary in a city with world-class education facilities. It is wrong to tempt students away from prestigious institutions to offer them low-value degrees. Additionally building student accommodation in the centre of Stretford is an appalling idea and insulting to local residents - it will destroy the town and take away what is good about Stretford - affordable, family-friendly, historic.	11/1/2017 12:03 PM
329	Concerns around housing , XS student accomadation in existi	11/1/2017 10:19 AM
330	The new proposals give the impression of being a land grabbing exercise with a few token gestures thrown in to placate residents.	11/1/2017 8:19 AM
331	Questions slanted towards the positive- How about I have reservations about many/ the majority of the proposals and how they may benefit the existing community.	10/31/2017 9:46 PM
332	I do not understand why the Lacey St sorting office will be closed with no replacement nearby, this is a convenient location for many Stretford residents, particularly the elderly, as it is located next to the Mall. I also disagree with the University being linked with Lancaster - why not Manchester or MMU, or even Salford? We have 3 perfectly good Universities located in Greater Manchester, who should benefit from the new University. It makes no sense, other than lining the pockets of certain individuals, to link with a University outside Greater Manchester. Stretford will end up like Fallowfield, the local community will be bombarded with students who will take jobs in Stretford Mall, the noise and level of anti-social behaviour will rise, and Stretford will become even more run down. I am outraged that the Council cannot invest in Stretford without it becoming yet another dodgy business deal. Trafford council needs to invest as much into its communities as it does into the shell of a town hall I drive past every day, preened and pruned within an inch of its life, while the road surrounding it crumble.	10/31/2017 10:22 AM
333	I think the above statements are a very biased set of questions. I think investment in Stretford is a good thing however I have many concerns (more than one noted as an answer above), and would like significantly more information to be made available about the proposals, and the supporting surveys and research completed in order to justify the final designs.	10/30/2017 7:53 PM
334	How long are the courses? If it is a three year course say, where will rented property be developed? There is no space in Stretford itself, and students can't afford surrounding areas. Also there are many elderly in the area where you plan to house the student accomodation have you consulted them about any student disruption? As a student myself, there is nothing in Stretford for students to do, will you invest in leisure - bars, pubs, restaurants, green space?	10/30/2017 7:09 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

335	<p>The main concern is sheer scale and size of the Lacy St development. The height of the proposed 20 floor accommodation will dominate the surrounding area. This needs to be lowered significantly. More detail is required on the final look for the area overall. The development of the Mall along with the old cinema makes the plans seem disjointed, the fact that the developments are being developed together at the same time does not appear to look this way, This will look woeful in no time if this is not thought of now so that the each part of the work complements each element of the overall plan . The other issue is with the impact on amenities, not enough has been proposed on how impact will be mitigated, in terms of extra street cleaning, transport etc. Finally, the opportunity to offer Stretford a central focal point with bars/restaurants on Edge Lane is something I would like to Council to control and influence. The worst thing would be for a row of cheap and smelly takeaways to dominate that area. This will need to be carefully policed, as the worst thing to happen will be a mini Fallowfield to spring up, all of Stretford residents deserve to benefit from that area. We don't want a student area that locals feel is not for them, integration is the best way in terms of the longevity of the Masterplan.</p>	10/29/2017 8:37 PM
336	<p>I am supportive of the majority of the proposals forwarded by the 'master plan' other than the proposal for residential development on Cross Street. As a resident of the street I am against this proposal because I feel that our green spaces need to be protected-the age and size of the trees act as a natural barrier/filter to the CO2 emissions from Chester road, act as a natural sound barrier and add to the picturesqueness of what is a heritage sight. Furthermore, I would be very worried about parking as it is already very busy- particularly on match days.</p>	10/29/2017 6:50 PM
337	<p>Concerns: location of library/students facilities at the Essoldo; infrastructure to cope with increased number of people; improvement of Kings Rd/Edge Lane junction; need for affordable housing for local people of all ages.</p>	10/29/2017 3:59 PM
338	<p>Need more clarity on the proposals - especially those for leisure facilities as, currently, they are very vague and lack detail.</p>	10/28/2017 3:03 PM
339	<p>It feels like the interested parties must have discussed more specific details in all areas of the master plan but they have not been made public. It's hard to give feedback without these details, even if they are caveated as being draft proposals it would help to know more specifics.</p>	10/28/2017 2:56 PM
340	<p>There needs to be more information shared on exactly what facilities will be in the new leisure centre and how they will be divided between students and residents, i.e. one or two sports halls, how many squash courts, proposed timetables for usage of the pool. The long document refers to redesigning the unsightly building facades around the canal, the A56 junction and the mall itself. What will the new designs look like - artwork? what materials? sourced from where? basic brick? Where will residents have to go to collect their post when the sorting office closes? Will there be a new one built as part of the redevelopment or is it going to be relocated to an existing sorting office elsewhere, how far away? I'm interested to hear how the Essaldo can have a dual use as a community library and a student drinking bar, co-existing in the same space. I don't know the plan of the building and if they can be separated with different entrances perhaps?</p>	10/28/2017 12:57 PM
341	<p>How is the use of the town centre during the evening going to be increased with no real draw for recreational or social facilities existing currently outside the existing Public house</p>	10/27/2017 11:48 AM
342	<p>Stretford has needed regeneration for years and it seems that apart from changes within the Mall, nothing else has changed and that no one is interested in investing in Stretford. Without this investment I fear that the area will decay further,</p>	10/27/2017 9:39 AM
343	<p>The proposal for high rise student accomodation on Lacy Street car park will be a travesty. Firstly, the area will become low standard with the introduction of fast food cafes, restaurants and late night bars. This will result in an increase in vandalism (mainly drugs related). Vandalism will be worse than it was when the subway was open. Tenants generally buying property for student accommodation do not keep their houses up to a good standard and property will be devalued just like in Fallowfield. Secondly, there will be a major traffic congestion on the Edge Lane and Chester Road junction. With the closure of the subway, the pedestrian crossings on the junction and the pedestrian lights on the bridge will be on red more often, allowing access for 1700 students to cross the roads especially at peak times.</p>	10/26/2017 8:46 PM
344	<p>I am supportive of some aspects and some themes, but some aspects I am not in agreement with such as the tower block, the number of students proposed, closing the existing library and relocating it. Also I have worries about the green space and loss of trees, and how the infra structure will cope</p>	10/26/2017 3:04 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

345	I am witnessing the road and "traffic light improvements" at the junction of Chester Road with Stretford Mall. The filter light turning right onto Chester Road from Kingsway have disappeared and in my opinion are causing an a backlog of cars along Kingsway wanting to turn right, which also causes pollution.	10/26/2017 1:52 PM
346	The A56 Southern Gateway / A56 Gyrotory proposals have very little detail. What exactly is the plan? I do not want to see the roundabout and the trees within it to be decimated just to see a high rise "Gateway" building shoehorned into the site. How on earth can you justify stating that a gateway building is needed? what better welcome to Stretford can you have than the trees that are presently there?	10/26/2017 12:18 PM
347	Its a dreadful idea I disagree with all the student housing and we as strefrord want a warm village feel not a rave central and all the building no we need green not more miserable buildings	10/26/2017 11:01 AM
348	Best thing that could of happened for the area. Lucky to be part of the community here in stretford	10/25/2017 10:31 PM
349	There is STILL a significant lack of information being provided to residents. An awful lot of feedback is being sought but no real feedback forthcoming. The phrase "paying lip service " springs to mind!	10/25/2017 9:02 PM
350	I disagree with how this has been forced upon us as a broadly positive thing. The council has a duty to explain clearly to residents what the pros AND cons are of the proposals. I particularly disagree with the proposal for student accommodation on the Lacy Street site.	10/25/2017 8:16 PM
351	The UA92 seems to dominate the revision, beyond the needs of the existing ciommunity	10/25/2017 6:18 PM
352	Would really like to see a larger pool in the new leisure centre than the one which we have at the current Stretford Leisure Centre	10/25/2017 3:34 PM
353	The imposition of such a large number of students into this residential area will drastically change the demographic profile. The shortfall between the proposed number of students and the amount of purpose-built accommodation will lead to a proliferation of privately owned HMOs. The council will not regulate this. This residential area will become a student campus. Within 50 metres of where I live I know of two residents who are preparing to sell their houses and leave the area. Three others are talking quite seriously about moving away. These are people who have lived in the area for 30/40 years. They do not wish to move but are being driven from away by what they fear is inevitable. This is the beginning of an exodus by people who are able to move from Stretford. This will create a snowball effect. Residents out, private landlords in. Any wealth generated by UA 92 will go to developers, businesses, retailers and drug dealers. Traffic congestion and levels of pollution, already at unacceptable levels, will only be increased. Stretford has not the infrastructure to support such an increase in population. If the supporters of this scheme lived in Stretford I do not think they would be in favour of UA92. Four years in the planning. Only two months of limited public consultation. Meetings advertised at short notice, meetings with very restricted places. Skewed, misleading publicity. The neighbours I talk to are resigned to what is about to be imposed upon them. They are of the opinion that matters have already been decided, that there is nothing they can do. none of them are in favour of UA92.	10/25/2017 3:30 PM
354	I don't think that the area is big enough to support the extra residences planned and the UA 92 students/teaching and support staff. There has been information on increasing the number of retail/restuarant facilities etc, but nothing about providing services such as extra GP's, dentists, street cleaning or police. The roads in the area are already congested with insufficient car parking, bringing more people into the area without the corresponding improvement in infrastructure is going to create more problems and be detrimental to the quality of life of Trafford residents. I also think that the information posters and leaflets available are misleading by not informing the general public of exactly what is being planned. (Not everyone has access to the internet to view your plans in great accurate detail). Limiting the number of people who can attend the 2 public meetings is not acceptable. These masterplan meeting should be available to all, and held over several weeks.	10/25/2017 2:17 PM
355	The redevelopment of Stretford town centre is well overdue, with the area in serious need of investment. The Masterplan looks to address this issue and bring additional diversity to the area through provision of student accommodation. This can only be good for the town.	10/25/2017 10:08 AM
356	I am in favour for the majority of the proposals, however I do believe that instead of building a UA92 I think the space could be used as an outdoor yard for small pioneering businesses i.e. "businesses on wheels".	10/24/2017 9:19 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

357	I am worried about the proposal to build on the green stretch of land and trees that sits between Trafford Grove and Chester Road and would be greatly upset if housing were to built there. I am also concerned about the issue of parking should all these plans come to pass. It's already a nightmare when United play at home as supporters park on Cross Street and walk to Old Trafford, leaving no room for residents - could permits be introduced?	10/24/2017 8:58 PM
358	I am concerned that the majority of the proposals are 'property developer led' rather than community led and we will be left with high numbers of flats/office space. We need affordable houses (not flats) for local people which should be a priority. We need housing for homeless people, housing for people with mental health difficulties and retirement villages. Houses with rent caps and limit the profit made by property developers otherwise it will not meet the needs of the local community!	10/24/2017 6:09 PM
359	Tram system at rush hour is at over capacity, how will extra 1700 students be transported? How will a transient student population integrate with the existing community? Will any profits generated by the University and Accommodation be reinvested in Stretford? Why will the outcome of this masterplan be different from any of the others that TRaffprd have promised Stretford over the past 15 years?	10/24/2017 12:55 PM
360	Also need more inexpensive car parking spaces and preferable indoor car park. I usually visit and shops in places that have decent car parking.	10/24/2017 12:22 PM
361	I am supportive of development of buildings in the area and agree that it needs regeneration of the mall etc with a better and more varied economy. My only concern is that some of the green spaces which I currently enjoy as a resident of Stretford will be overdeveloped. One of the main selling points of Stretford is the easy to reach green spaces that can be used by local residents, children playing, dog walkers etc. Please don't pack them with apartment blocks.	10/24/2017 11:39 AM
362	What facilities will be provided and open to the public in the new leisure facility. The current facility provides excellent swimming lessons to young people and adults in the area that it is very important continue. The leisure facility is a vital and affordable facility to help encourage and promote activity in the local area and it is very important this is not lost and access not limited! What transport facilities will be provided to benefit the local community, I have significant concerns about the inclusion of a multi storey car park, new developments should promote and encourage the use of sustainable transport, not encourage a large number of students to bring cars to the area, adding to congestion and air pollution on already busy roads. The development should provide cycle facilities between student accommodation and the campus, bus services and promote the use of the facilities that already exist in the area.	10/24/2017 10:30 AM
363	I have concerns about the Lacy Street campus.	10/23/2017 8:34 PM
364	The area surrounding the Gorse Hill pub with a multitude of fast food outlets should be addressed. It is an eye sore and does not promote healthy eating for a growing generation, it simply profits from matchday revenue and footfall but does not provide a welcoming feel for residents. The potential for this area is huge (bearing in mind the recent transformation of Chorlton-cum-hardy over the past decade) if parking along the front was prohibited, it would allow for the businesses to develop and extend outwards with outdoor seating areas and something more appealing like coffee shops and places to eat and drink could flourish, providing a safe welcoming area both for local residents and increased footfall on match days and concerts at the local arenas. Therefore catering for all.	10/23/2017 8:13 PM
365	I am concerned that there is less space for car parking when using the Metroloink. The current car park is inadequate and is full early with commuters going into Manchester. It will be impossible to find a space later in the day at a time when congestion is another issue.	10/23/2017 3:58 PM
366	It does not deal with the problems Stretford has, but does create more problems.	10/23/2017 12:13 PM
367	It does not deal with the problems Stretford has, but does create more problems.	10/23/2017 12:13 PM
368	What are the expected financial and social value benefits to trafford council and the council tax payer.	10/22/2017 10:03 PM
369	Would like more information on th student accommodation and if it would affect house prices .	10/22/2017 8:47 PM
370	I hope that the new leisure centre will have squash courts, like the present leisure centre used to have.	10/22/2017 7:39 PM
371	We need to keep as many current green spaces as possible along the A56.	10/22/2017 6:14 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

372	Bring a resident at Trafford Grove where the car parking is already a nightmare particularly on church days and match days the proposal of building more residential property is a ridiculous proposal as the situation will worsen. Also the residents use the green space and it buffers the traffic volume from Chester rd.	10/22/2017 1:09 PM
373	I have grave concerns regarding the Student complex on Lacy Street. Already the impact on on street parking is noticeable as metro and Mall users are parking on the estate causing congestion, in particular to the Crossford Street entrance with traffic 'backing up' trying to get in to McDonalds. As there is no yellow box it makes it even more difficult to cross over safely. The influx of 1700 students onto the estates really bothers me as I don't believe the estate has the infrastructure or any proposed support to manage the student traffic. I also have concerns about the 3 storey townhouses on the Bridgewater canal. The size increases privacy issues for Cooper St residents. I see no need for a parking space and a garage or indeed 3 storeys.	10/22/2017 12:16 PM
374	please make sure the improvements are targeted at the general public, not just a specific small sector	10/22/2017 9:29 AM
375	I believe this plan will not bring the re-generation the local community need. I dont think services for the local community will be prioritised, I think crime will increase as it does in other student populated areas, Im concerned about the loss of green areas in residential areas and I dont believe Stretford will have the infrastructure to support such an increase in the population. I dont trust the motivation for this plan.	10/21/2017 1:38 PM
376	Not keen on tall buildings being erected by Post office/Lacy Street.	10/21/2017 1:33 PM
377	Concerns: Metrolink capacity at Stretford tram stop during rush hour is already at breaking point, to an extent that it's dangerous. This will need addressing. The student accommodation doesn't need to be so high - 20 storeys is not in keeping with the area at all. Traffic and congestion around the surrounding roads needs to be assessed. Traffic on Sandy Lane has increased since the edge lane / Chester lane refurb. This is a residential area that people speed down as a cut through, speed bumps needs to be considered similar to manor road (another popular cut through). Or failing that a speed camera - which would make a few quid! - essoldo - could we have an artisan market and restaurant space like urmston and altrincham - or is it true Trafford Council won't allow this as we are too close to altrincham?	10/20/2017 5:31 PM
378	I am all for change and investment ..regarding the student accomadation ..surely to have students..you need ...bars..cafes...restuarants...which Stretford has very little ...you look at Didsbury...chorlton ..fallowfield all have these amenities...so to put a lot of students In Stretford without more bars cafes etc etc would be a disaster as the students would not probably want to live I Stretford and if they did they would just travel to Chorlton or Didsbury for the nightlife and cafes and coffees shops	10/20/2017 3:46 PM
379	Where is the funding coming from? and what is the investment being made by Trafford Council?	10/20/2017 2:54 PM
380	Student accommodation won't bring anything to the area - it's just high yield, cheap to build cash grab	10/20/2017 2:37 PM
381	My concerns centre around the use of green spaces e.g. turn moss and increased traffic through chorlton	10/20/2017 1:22 PM
382	The lacy street complex is a 20 story high rise with 1700 students which I feel is to high as a landmark, in the master plan I cannot see any provisions for any car parking which if Manchester university is anything to go by 10% of students have cars.	10/20/2017 10:02 AM
383	The lacy street complex is a 20 story high rise with 1700 students which I feel is to high as a landmark, in the master plan I cannot see any provisions for any car parking which if Manchester university is anything to go by 10% of students have cars.	10/20/2017 9:38 AM
384	I don't see how this master-plan helps Stretford, i can see how it helps property developers but not our area. I also think that there will be less facilities for the people of Stretford to use. The current facilities have been underfunded and left to run down for a number of years, so what will be different now after the initial investment. The amount of money that has been spent on the road improvements, closure of the subway etc seems to have been a waste and made the area more dangerous not safer for residents, cyclist etc	10/20/2017 9:12 AM
385	As an advocate for safe community cycling for the community we would like to see more joined up thinking in its approach for the new community of students and the existing community of Stretford and beyond	10/20/2017 9:06 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

386	Proposed 20 storey tower block on Lacy street site too high. For student accessibility - students union and library would be better located on the main UA92 campus site (not all students will be living in Stretford).	10/19/2017 6:58 PM
387	The houses on cross street have no parking space, so to build more houses on cross street would make life hell road here as it is!!!! Use are gonna cause more stress to us residents. We already have limited space to park!!!! There will be no grass for our kids to play on!!!	10/19/2017 5:24 PM
388	Where can I see detailed plans of the Lacy St proposal for student accommodation. I travel through Hulme to work on Oxford Rd in the middle of student housing. I'm not aware of any other 20 storey student accommodation currently under construction. The Birley complex has been built quite sympathetically. Nick Everton building is a behemoth on upper brook st at 15 storeys. I think the current plans are not sympathetic to other residents and we need more detail as part of the consultation	10/19/2017 5:11 PM
389	UA92 will be an amazing addition to Trafford. I believe it will help to revitalise many areas in Stretford and Old Trafford. It will bring much needed employment to the area, I believe that many retailers will want to come into the area as the retail need would be higher. This in turn would also increase employment.	10/19/2017 4:55 PM
390	Mostly in relation to the change in demographic, pressure on services/the area and how this is managed.	10/19/2017 1:09 PM
391	The documents is quite long. Proposals are interesting and I think will benefit the area. Main concerns are in relation to the change in demographic and how any challenges from that will be managed.	10/19/2017 1:05 PM
392	Don't want houses built on green space on cross street..cause more congestion..its all ready congested we have no back gardens the green is the only place the kids can play we can walk the dog..it will ruin what is a nice street Trafford grove	10/19/2017 11:47 AM
393	As a resident of Trafford grove I am concerned about the proposals to build on the grass area at the back of the houses	10/19/2017 9:42 AM
394	Certainly Stretford has needed investment for years. However parachuting 1700 students onto Lacy St carpark, with potentially another 3800 needing accomodation locally does not seem in the best interests of local residents. I would not like Stretford to become yet another 'student town' in Manchester. The proposed tower block would be an eyesore and totally out of keeping with the rest of the area. Closing the library and leisure centre does not seem a good idea if the alternative is sharing these facilities with a university. Are universities family-friendly establishments?	10/19/2017 9:10 AM
395	The building of houses on Cross St is such a bad idea in so many ways. Parking s already a major issue for existing residents living in Trafford Grove especially on Match days & events taking place at St Anns social club. Furthermore, the green area at the back of Trafford Grove is a lovely space between the back of the houses & Chester Road and building on the green area would take all this way & create a built up area with no space to breathe!	10/19/2017 7:35 AM
396	Proposed Lacy street campus looks to be a monstrosity. Does not blend into stretford but is an eyesore. What will happen to the existing library? It is an integral part of the community and and moving it away will lose its identity and will be out of reach for its residents.	10/18/2017 10:04 PM
397	Concerned about Trafford Grove as I'm a resident. Don't agree with the proposed plan of building houses on cross Street. We will loose parking facilities. It's bad enough having United fans and church goers parking on there. We would loose the character of our street.	10/18/2017 9:07 PM
398	The Lacy street plans are not in keeping with the area	10/18/2017 8:18 PM
399	Deeply concerned about the loss of green spaces. The green space along Cross Street at the rear of Trafford Grove is rumoured to be part of the plan to build accommodation. This along with the building of high rise accommodation on Lacy Street is deeply concerning for residents. I am in favour of regeneration in the area but not at the cost of disruption to residents and the loss of trees and green spaces.	10/18/2017 8:09 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

400	We have significant concerns for the master plan page 44: "A portion of the land off Cross Street that fronts onto Chester Road could be developed for new residential development that addresses the existing terraced housing along Cross Street. The redevelopment of this site would help to reinforce the street, provide active frontages and mend the fragmented urban grain through the Town Centre along the A56. Specific consideration will have to be given to any impact on the Grade II listed St Ann's Church, existing landscaping and car parking provision along Cross Street." This land is actively used by many of the residents of Trafford Grove and is a key aspect of the community. For example, lots of the children and pets use this space. The trees reduce a lot of the pollution from the busy Chester Road. It is nice visually to look at and it is in keeping with the heritage site of the street. For us personally it is a key aspect of why we moved to the area as we all have small yards it is a green space that we can access on our door step. We also have significant concerns regarding the parking, as parking is already a difficulty without further residents.	10/18/2017 8:09 PM
401	Very concerned about the affect on our properties and potential destruction of our green spaces. I am totally against the removal of the green space and trees at the rear of Trafford Grove and along Cross Street towards St Ann's church. I am also very concerned about the massive affect on Trafford Grove properties. This is a small and narrow residential Street that is adjacent to the Essoldo. Residents do not want their terraced street to be a thoroughfare to the proposed development.	10/18/2017 7:40 PM
402	I agree Stretford needs revitalising. However, I think the following need some further consideration: - the students union and library need to be on Talbot Road with the main UA92 campus as not all students will live in the accommodation so these facilities will be more convenient for them on the main campus - the junction of Kings Rd and Edge Lane is on the green route and needs a pelican crossing for safety	10/18/2017 7:21 PM
403	Please could the 'new green route delivered along Edge Lane from the A56 to Turn Moss Rd' have pelican crossing (green man-push button) installed for pedestrians at the Kings Rd/Edge Lane/Lime Rd Junction. Currently this very busy road junction has no pelican crossing facilities and it is very dangerous for pedestrians when trying to cross this very busy road junction resulting in numerous near misses. Thank you	10/18/2017 7:16 PM
404	This proposal is heavily weighted on the university and it fails to take into consideration the current population and the need for arts and local enterprise in successful regeneration e.g. Kings cross, Hackney, Chorlton, Clitheroe, Ramsbottom, Hebden Bridge etc	10/18/2017 6:03 PM
405	Concerned that the Stretford Mall proposals are not radical enough. Whilst this eyesore remains, no proposals to improve Stretford will succeed.	10/18/2017 4:17 PM
406	Lacy street campus going to be too tall. Smaller buildings would be preferred. Tall multi storey building completely out of place in this situation. What about all the extra traffic.	10/18/2017 3:30 PM
407	The student accommodation on lacy street where there are plans for a 20 story building. This will be an eye sore and would need to be reduced or it will look as bad as Stretford Flats. All for the regeneration but that would need to be reviewed if we are looking to make Stretford a new up lifting community	10/18/2017 1:16 PM
408	As someone who has worked in the student community for many years I am concerned about the noise/litter/traffic impact it will have on the local community	10/18/2017 6:55 AM
409	Really need an 'other' option. At the moment I neither support nor disagree with proposals, I would like a lot more information. Due to past experience do not trust Trafford Council to do right by the residents of Stretford. Certainly the fact that they have taken out a loan and bought land for UA92 without even notifying local councillors is worrying, is it even legal? Will only be happy when we are given direct answers to our questions rather than vague spiels that are currently being directed at the residents of M32 and which do not answer our questions. I want to see things put in writing that safeguard the public services, ensuring that we do not lose what we already have when the library & leisure centre are shut down and new 'shared' spaces run by UA92 are created. I want to see that there is something legally binding so that the council can not go back on its words like it has in the past.	10/17/2017 10:59 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

410	I believe the Stretford Mall should have been demolished long ago. It is dated and ugly, and more and more business keep closing (including Tesco) and I don't think it contributes with the plans of a more modern and "attractive Stretford". I think demolishing the majority of the structure and building a more modern open space building around business like Aldi and Costa will be more beneficial instead of getting rid of only the southern part. The mall is the first thing people sees when they come to Stretford, that coupled with the almost derelict buildings (that once had shops) in between the tram and the Essoldo make the whole center very un-attractive. Flats and/or houses will be better than derelict buildings, no doubt, but there are no places to go, for something to eat, a coffe, a drink. No social activities, at all. So, I just hope the potential students don't end up having to do what every Stretford resident does, go to Chorlton....	10/17/2017 9:14 PM
411	From the brief information circulated the proposals appear to be a positive reflection of the needs for this area	10/17/2017 8:53 PM
412	A Medical Centre. Heights of buildings especially in the town centre	10/17/2017 8:44 PM
413	I am a partner of an Armed Forces Veteran and have seen the great impact that the community organisation Trafford Veterans @ The Mess has had on him and his mental health. There are so many veterans of H.M. Armed Forces and Emergency Services that live within the Trafford area who struggle socially especially when in groups and I feel that as a part of the changes within Stretford and the Trafford area there needs to be a focus on something that would be beneficial to Veterans and their families. An office or some form of hub where they would be able to gain some support on a 1to1 basis without the anxiety of other people being around.	10/17/2017 8:41 PM
414	scale, appropriateness of a single focus development as a private sector initiative, too dense, not always considering the findings of previous consultations, increased traffic	10/17/2017 8:05 PM
415	Stretford is lacking a vibrant community hub. Ok we have the Stretford Public Hall now but space is limited due to the work that is still to be carried out and the number of tenancies they have taken on. This has reduced space for community use.	10/17/2017 6:41 PM
416	I object to the regeneration plan being so tightly linked to UA92. There are many brown field sites nearer the Kellogg's building than Lacy Street. These should be considered first before the Lacy street student campus. There is no need to build 20 storey tower blocks. These will be a blot on the landscape, turning that part Stretford into another fallowfield, an area where the existing Stretford residents will not feel comfortable. Lacy street could be regenerated by adding shops, cafes restaurants etc without the need for student accommodation. This would benefit the whole community and current residents would be able to enjoy an evening social life without being surrounded by loud,boisterous drunken students at all hours of the day and night. I am also concerned that locals will sell their houses to developers who will rent out houses to students, thus bring property values down.	10/17/2017 3:29 PM
417	This is a biased question with 3 options for support and one option to disagree. There is no option for unsure. I am unsure of the plans until more information is available.	10/17/2017 2:17 PM
418	This is a biased question with 3 options for support and one for disagreement. There is no option for unsure. I am unsure whether to support the proposals at present and need more information.	10/17/2017 2:14 PM
419	Stretford is in need of investment but once again the proposals don't really seem to bring Stretford together as a place to visit. Chorlton, Urmston and Sale were all given new shopping areas but managed to retain their small individual shops but when Stretford was re-developed about 50 years ago all our small shops were wiped out. King street was a lovely place to shop but once the predict was put in they couldn't afford the rents and were lost to the community. This new plan will do the same. The only restaurants, and Stretford is lacking in these amenities, that will be able to afford to come will be the big chains of plastic food places. People will continue to look to other local areas for small individual places to eat and shop. We don't need grand schemes just a place to be proud of.	10/17/2017 1:59 PM
420	Your on-line information contains a lot of general information, but in all the detail I am struggling to find the existence of any specific reference or support to existing business' in the area, although you do state that there are 1,300 of these. As a worker in the area for over 26 years (the business has been here from the early 60's) it seems that the focus is on displacing the existing businesses and workforce in favour of accommodation and is heavily reliant on UA2. What support initiatives are or have the Council put in place to try and ensure that as many of the local enterprises currently in the community will have to participate in the planned developments--i.e. is the council going to ensure that a local weighting factor is in place for tendering of services and supplies and to what & how are the opportunities to going to be available to the businesses? Or are the large "out of town" Organisations going to be the only beneficiaries of the various developments with opportunities to contribute severely limited?	10/17/2017 1:23 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

421	I think this is an imaginative, exciting initiative to revitalise the area which has been neglected for so long.	10/17/2017 1:16 PM
422	Strongly in favour of this initiative. Think it will revitalise the area. It has been sad to see the Essoldo sitting idle and neglected. Think it will add to the developments which have been taking place at Stretford Town Hall	10/17/2017 1:12 PM
423	Have a University Campus in Stretford away from the actual University makes no sense at all when students would still have to use the already overcrowded Metrolink and bus route to Old Trafford?! In no way is this idea going to benefit the residents of Stretford.	10/17/2017 9:54 AM
424	I would be interested to know what provision is being made for safer cycling in the area and also why the current system of the underground subways have been removed in favour of road crossings over very busy roads	10/17/2017 8:58 AM
425	I am concerned that the local community will be 'built out' of the development. There are many positives but we mustn't be ignored and must maintain the community groups that operate out of the library and leisure centre. They need to be consulted and accommodated.	10/17/2017 8:17 AM
426	As a resident of Trafford Grove, a number of aspects of the plan are of concern. Access from Trafford Grove to the student facilities along Edge Lane and the Essoldo and its impact on what is currently a quiet back street being one, and two, the proposed development of green spaces along the A56, including that in front of Trafford Grove between it and the A56, which currently provides an important green barrier between the houses and the main road. I can't imagine a single occupant of Trafford Grove, especially those in even numbers backing onto this landscaped land being supportive of building on this land and I would like to know the best method for us resident along Trafford Grove and Radnor Street to object to and proposal to build on this land properly.	10/16/2017 11:00 PM
427	All these residential proposals and not one mention (that I noticed) of a Medical Centre. This is absolutely essential for the proposed increase in headcount and should have been first on the list. The original Bennett St surgery and Mitford St Centre were ideally situated (albeit lacking in parking) for public transport from all directions. Perhaps some of the proposed demolished Mall can facilitate this?	10/16/2017 9:13 PM
428	The Masterplan is extremely positive in its scope and ambition. The anchoring of UA92 at Old Trafford with a student campus in Stretford town centre would be an excellent addition and drive development of the evening economy. The only area where more attention needs to be focused is around development / investment at the Metrolink station which is very poor quality and feels unsafe at night. It would also be hugely beneficial to reduce traffic flows along the A56 and Edge Lane and install speed monitoring / signal cameras to enforce positive road behaviours.	10/16/2017 7:22 PM
429	worried about the size of the campus on Edge lane also that there may be buildings on turn moss ,my garden backs on to them!!!!!!	10/16/2017 2:06 PM
430	I think the regeneration of Stretford is much needed and many of the proposals seem a good idea. However, I am very concerned about some of the proposals. The number of people/students being proposed to be accommodated in the area is too high. The residents of Stretford are just beginning to find and form a strong community which now makes Stretford a good place to live. Some students could enrich this community but 1700 in one place would overload and fragment the community feel. The proposal of a tower building on Lacy Street to accommodate these students seems to me to be a repeat of earlier design/architectural planning mistakes in Stretford - which has given it such an ugly face and poor reputation for decades (current tower block and the mall). A tower block is never a good idea in a town centre. A much smaller and attractive building (no higher than current buildings in the area) on Lacy Street and a second site elsewhere in Stretford (eg old B&Q site) preferably with fewer overall students would prevent congestion and student overload in one small area - enabling easier integration into the already friendly community	10/16/2017 1:23 PM
431	The drawings show an area of grass and trees across the canal (east side) beyond Lacy Street. I strongly believe the wild area of brambles, nettles, thistles etc that is there now should remain, as it's a much-needed and perfect habitat for caterpillars which become butterflies and moths, and for other pollinators and no doubt small mammals such as voles and maybe frogs and toads. I feel strongly about this; it's the only reason I'm doing this survey.	10/16/2017 12:32 PM
432	Stretford mall needs the most attention and bars/restaurants for the community to enjoy a centre.	10/16/2017 12:05 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

433	1. The traffic is very congested as it is and it is not getting better! 2.You want Stretford to be the new Chorlton you are not catering for the people that live in Stretford it will be for the University, what about the old aged residents. 3. Money should be put into the Stretford Mall make rent more affordable for the retailers. There should clothing shops. 4. Move the RM Sorting office for Stretford.	10/16/2017 10:21 AM
434	I have realised that people come to Stretford as they live here or more often than not, just to pass through. There's no reason to come here once the Arndale closes. Stretford is not at all welcoming. It's run down and it doesn't say 'come here to relax and enjoy your leisure time' In my opinion, you have made a grave mistake leaving Chester road as three lanes. It might as well be a motorway. No other route I can think of is three lanes wide bar the East lincs. It's two lanes more or less in Sale, two lanes at Old Trafford, the A6 is two lanes, the A34 is two from Didsbury to Levenshulme but here you don't care about the pollution or how unwelcoming it is. I am glad the subway is shut but how many people will be happy about crossing 6 lanes of traffic to get to the Arndale? As I mentioned, NOTHING says 'Welcome' in Stretford, the roads as the car is king here and the people aren't. It is made worse with the metal railings screaming 'DO NOT ENTER / DO NOT PASS' Barton Road is just as bad from Trafford Park to the junction of Urmston Lane with cars blocking the junction at the lights and even on Pelican Green, you are taking your life in your hands crossing. You had an opportunity here (I appreciate it's not the final plan) to make this a welcoming place but you have missed a trick. I would like to offer a suggestion. Despite your previous possible proposals - Kingsway should be made 1 LANE in each direction. Having visited Poynton a few times the regeneration of the town centre is wonderful <a href="http://www.urbanmovement.co.uk/thoughts/low-speed-steady-flow-in-poynton-oli-davey">http://www.urbanmovement.co.uk/thoughts/low-speed-steady-flow-in-poynton-oli-davey</a> <a href="https://www.youtube.com/watch?v=-vzDDMzq7d0">https://www.youtube.com/watch?v=-vzDDMzq7d0</a> <a href="http://www.cheshirelife.co.uk/out-about/places/how-have-the-4-million-traffic-measures-affected-poynton-1-4068798">http://www.cheshirelife.co.uk/out-about/places/how-have-the-4-million-traffic-measures-affected-poynton-1-4068798</a> This would definitely work on Kingsway and the junction of Barton Road / Urmston Lane or even Chester Road / Edge Lane but the work has been done here already. The main entrance to the Arndale for those walking is on Kingsway. With this proposal together with widened pavements and redevelopment of the Library side would be more inviting for people and make it a much more pleasant area for everyone especially the elderly. Why not have a shared space area? As you can see, traffic flows and upon my visits to Poynton, I have not been held up once travelling through.	10/16/2017 9:44 AM
435	Essoldo Cinema as a local community hub? Not really. This would be better as a commercial venture such as retail/leisure/restaurant. Also, I am concerned that the buildings on Edge Lane between Chester Road and the canal be reinvitalised and occupied - a nearby student hall of residence would provide much needed customers to these premises if occupied by retailers/take-aways etc	10/16/2017 9:38 AM
436	1. The area of Stretford on Lacy Street that has been proposed for the student accommodation of 1700 beds is inappropriate. The area is too small for the amount of people that will reside there. 2. Irrespective of how Trafford Council alters the roads, the volume of traffic is too much now. Bringing more people into a tiny area will clog the roads even more. 3. Making more pedestrianised areas and robbing road space for cycle routes will in turn remove space for cars and other transport. Talbot Road saw this happen when they stupidly took a lane away for cyclists.	10/15/2017 4:06 PM
437	I am supportive so far but am not sure what parcels of wasteland etc are being looked at for development, or (of course) what kind of development. I am a long time resident and work in Stretford, but would have benefitted from a map with reference numbers and a paragraph explaining what is being considered for the spaces. It would be good to see the whole (possible) project together with the most detail possible.	10/15/2017 6:28 AM
438	Doing a land grab as part of the proposals but barely mentioning it in the Masterplan is not transparent or fair on Stretford residents. We do not need a 20 storey high block in the middle of the town and we certainly do not want all the mature trees removing. Stretford has really high rates of asthma and this will not help at all.	10/15/2017 5:32 AM
439	I'm not sure how the refreshed master plan is for the benefit of Stretford residents. I think a lot of money has been spent on neighbouring towns like Urmston for the sole benefit of their residents, whereas Stretford land seems to be sold off to whoever wants to buy it and not with Stretford residents benefits as the primary concern. I also think that the way in which the council has gone about things with Stretford residents has been really badly handled, and there have now obviously been a lot of lies told	10/14/2017 10:30 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

440	<p>Annoyed at the sneaky underhand way Trafford Council have gone about this, without any prior consultation with Stretford residents or councillors, and having already spent £12million of our money, which could've been spent on local schools, hospital, care homes etc etc. No wonder there's no money for Stretford you've spent it on this! This development is not for the benefit of local people, but for new students and wealthy footballers. It does not create any much needed affordable housing for local people, or help develop the canal front (for e.g) with bars and cafes for ALL ages (not just students). It means the closure of our leisure centre and library. There may be new facilities put in place, but we will have to share these with students, and probably not have access whenever we would like. It does not put the Essoldo back in to public use for EVERYONE, but just for students. It causes massive upheaval for the people of Lacy St and Trafford Grove areas. It represents a massive land grab of all the green spaces in Stretford, strips it of most of its mature trees and replaces them with unwanted housing developments. The tower block planned is a monstrosity. This development will have a detrimental effect upon traffic and crime in the area. Not to mention the strain on our already stretched doctors and dentists. It will reduce Stretford to a student area, akin to Fallowfield, and bring down house prices and many houses will become multiple occupancy and ruin the family community we have developed in Stretford. I also fear that this development will prohibit any further, more useful and aesthetic development for Stretford, i.e. that this will be classed as our only opportunity to revitalise the area.</p>	10/14/2017 9:27 PM
441	<p>Having given permission for tesco near OT and trafford centre I am not sure what the council expected in stretford</p>	10/14/2017 8:04 PM
442	<p>The amended Master plan is not there to benefit the community, as the transport system cannot cope as it is, Stretford will become even more a corridor and businesses that will come into our town will be gearing toward the students, not the existing community. There are enough Universities in Manchester, we do not need another one.</p>	10/14/2017 7:31 PM
443	<p>need more information on the impact on medical/education/travel structures within the borough</p>	10/14/2017 7:17 PM
444	<p>1700 students on such a small space is a joke and totally out of scale for Stretford. No proposals on how the infrastructure is supposed to cope with 1700 extra commuters to Trafford Bar with a narrow canal tow path and already full trams.</p>	10/14/2017 7:09 PM
445	<p>I thought in the initial consultation that there was a proposal to make Sevenways Roundabout safe for both pedestrians and cars. I can't see anything referring to this in the Masterplan and I'm highly disappointed.</p>	10/14/2017 6:55 PM
446	<p>There is not sufficient information about the impact of large number of students moving into the area over a short period of time on residents and local infrastructure.</p>	10/14/2017 6:28 PM
447	<p>With living close to the proposed student village I am concerned about the impact it will have on daily living</p>	10/14/2017 5:53 PM
448	<p>I asked before, so will ask again and hope this time I get an answer. Are any of the flats,apartments,houses etc being built for the ordinary person. Being a council tenant for over 40years I asked would there be any possibility that some of my neighbours and myself could get an exchange to one of the new builds?</p>	10/14/2017 5:49 PM
449	<p>Students will probably spend their leisure time in the city centre unless facilities are provided in Stretford. 7000 students is a huge number of youngsters to cater for in a small area like Stretford. Foreign students are likely to be more wealthy than the locals and prefer to reside in more upmarket areas or even in the city. The police force already struggles to provide safety and security for students in the city so extra resources will be needed for Stretford.</p>	10/14/2017 4:53 PM
450	<p>There is insufficient information about the effects of a potential massive influx of students on the existing community and infrastructure. Not everything is positive. What about the effect on already stretched medical and dental services in the borough. While you can encourage people to make their journeys by public transport or by foot/cycle you cannot enforce this. How will you stop a huge influx of private vehicles being brought in by students and where will they go? The imposition of a 20 storey block of flats on local residence in order to make in the council's opinion a statement landmark is not acceptable. There is nothing higher than 13 stories mentioned elsewhere in the master plan. There is talk of sensitively provided low scale building around the Essoldo for additional student accommodation. Why is this sensitivity not extended to local residents. A building of the proposed scale for the student residential campus will stick out like a carbuncle rather than provide an attractive landmark building. It might be noticeable but not for the right reasons. The height of this development should be reconsidered, even it means scaling back on units, especially as the initial numbers of students in the first few years will be lower than the accommodation provided . Within this time scale the Stretford leisure centre site will be available for redevelopment as additional student accommodation.</p>	10/14/2017 4:39 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

451	I feel another high rise building would look unsightly I have major concerns about putting a large amount of students so near a canal. Students are renowned for drinking a lot which combined with being so close to the canal and such a main road can only end in fatalities.	10/14/2017 4:07 PM
452	I am strongly against the plan to build high rise buildings on Lacy Street. This is a residential area. Any buildings should be a maximum of three storeys.	10/14/2017 3:37 PM
453	In particular, I am excited about UA92	10/14/2017 3:00 PM
454	I am very much against having more high rise buildings in a residential area. Three storeys should be the maximum. With the addition of more traffic, this is a very bad idea.	10/14/2017 2:59 PM
455	I am very much against the proposed high rise buildings on Lacy St. The plan for Stretford was supposed to bring the community together. What about the increase in traffic? It is it fair to place a twenty storey building in the middle of a residential area? Do the planners have one in their back gardens?	10/14/2017 2:50 PM
456	I am very much against the proposed high rise buildings on Lacy St. The plan for Stretford was supposed to bring the community together. What about the increase in traffic? It is it fair to place a twenty storey building in the middle of a residential area? Do the planners have one in their back gardens?	10/14/2017 2:46 PM
457	I feel like this is a done deal because things are being chances behind closed doors and we have just go to live it what has being done.	10/14/2017 2:38 PM
458	Little worried about the height of the new buildings - Really don't want "ugly" tower blocks dominating the skyline.	10/14/2017 1:03 PM
459	It is important that the area is not suffocated by changes to the roads that could have a negative impact on the flow of traffic.	10/14/2017 12:43 PM
460	I would like assurance that the potential relocation of Stretford Library to the redeveloped Essoldo site will have guaranteed public access on the same model as the Sale Waterside Complex, where council provided facilities share space with commercial offers and combination funded arts & education facilities. I would also like assurance that the potential closure and relocation of the Stretford Leisure Village from Chester Road to the UA92 campus will have guaranteed public access. For people who can't afford private gym membership, the Leisure Village is a vital resource to enable Stretford residents to remain active and improve their health and well-being. It is important to me that the potential student population is integrated with the local resident community through publicly accessible shared spaces and that no 'them and us' mentality is allowed to develop.	10/14/2017 12:37 PM
461	I am in favour of these development plans and would also support the demolition of Stretford Arndale to become an open air restaurant and bar areas.	10/14/2017 11:34 AM
462	The ideas for the Lacy Street are a joke. People of Stretford do not want this part to go ahead.	10/14/2017 10:53 AM
463	The student living campus will be too big with a capacity of 1700 beds ,at a height of 20 stories it will overshadow the area ,and put off the potential buyers of properties on the royal works site. The vision of arriving at a town centre needs to be welcoming and bright, low rise accommodation could be built along Chester road.	10/14/2017 10:12 AM
464	Imbalance of students to local population. Infrastructure insufficient to cope with a large influx of people. Transport system inadequate -metro already problematic. Roads into Manchester almost at a standstill at peak am time and in reverse in the evening rush hour. Getting GP appointments And dentists already a problem. Student accommodation proposed on Lacy street not in keeping with the local area at 20 floors. Insufficient parking already in stretford centre which leads to local streets being inundated with cars parked on them making it difficult for emergency services to gain access. Needs developing as a family area with appropriate social housing for young families unable to afford a mortgage or private landlord rents. Influx of students will lead to a supply of their needs and wants which won't necessarily be those of found families. Older people do not need a student hub. They require decent shops to cater for their needs not clubs and pubs. These older people are unable to travel distances to get their week provisions and I can't see how an influx if students with their differing requirements is going to help with sustainability of stretford. I see a shortage of basic needs and for young families where perhaps part time jobs are required by one if the adults these could well be taken by students supplementing their income as they are cheap labour, and not by local people trying to fit in with school hours.	10/14/2017 9:52 AM
465	I am concerned about the impact upon the environment and the community especially in regards to the leisure centre.	10/14/2017 8:12 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

466	Need more restaurants	10/14/2017 7:22 AM
467	I am concerned about the closure of Lacy Street sorting office. This needs reconsidering.	10/13/2017 8:54 PM
468	I am concerned about the closure of Lacy Street sorting office. This needs reconsidering.	10/13/2017 8:53 PM
469	I think revamping the front façade of the mall is academic- it would be more beneficial to woo better shops,some bigger names in retail,which would encourage more customers - or are Trafford rates far too expensive to support this? Time & time again,the better retailers have gone elsewhere, eg Wilkinsons,T J Hughes, Travel agents.Stretford is forever losing out to other areas,it needs totally to be re-assessed to attract better retailers.	10/13/2017 7:30 PM
470	Stretford has a very strong community spirit and a large young family population. This needs to be addressed in the plans.	10/13/2017 6:03 PM
471	I'd like more information regarding the role/facilities of the Essoldo and how this will differ from the work being done at Stretford Public Hall. More information regarding the hight/size of the student accommodation and access in and around the area. More information regarding the future plans for more affordable housing in area and how Trafford council plan to manage the number of HMO's in the area. The general "vision" for the area and how this will be managed - in reference to the "evening economy". Thank you	10/13/2017 5:49 PM
472	I am concerned in particular about the Lacey Street development. This area is too small for the proposed number of students c1700. I have read that a 20 storey building is proposed and that it is suggested that this will be a marker or gateway building. It will stand out certainly because it will dwarf all other adjacent buildings. 20 stories is too tall for this area and is OUT OF CHARACTER. Lower rise buildings should be considered. In the Masterplan the high rise flats at the gyratory are mentioned. - This building stands out and dwarfs all adjacent buildings as it is OUT OF CHARACTER for the area. I think you are proposing too high a density of students in the small area of Lacey Street and the number should be greatly reduced.	10/13/2017 5:34 PM
473	I was optimistic about the regeneration of Stretford albeit slow but the revised 'masterplan' around UA92 plan is ridiculous. Trafford Council have completely sold out to the fat cats - more of a Man City V Manu saga rather than thinking about the Stretford community. I'm extremely opposed to the student village. There will be a huge impact on the Stretford community and I personally feel that the current infrastructure will not be able to cope. The high-rise blocks are my main concern - they wouldn't entertain such plans in Urmston or Chorlton!	10/13/2017 4:15 PM
474	I need more information and I want to see business being attracted to the area. We need restaurant and bars. We could be an overspill of chorlton if we tried.	10/13/2017 4:01 PM
475	The majority of Trafford is receiving investment without the 'strings' that are attached to the Stretford proposal. In the Trafford Council paperwork, Stretford is described as overcrowded and the most deprived area of Trafford so why does our proposal increase the population dramatically and why is there not more investment anyway to make it less deprived?	10/13/2017 3:46 PM
476	Turning Stretford into a student hub would be a disaster for the community. Having lived in Fallowfield and Rusholme, I know all too well how incompatible students are with regular residents. Whilst i agree Stretford needs investment, putting such a large student hub in this area is grossly unfair to all the people living here, and would result in a huge decline in the quality of life of the area.	10/13/2017 3:33 PM
477	Stretford lost its identity when it allowed the 'Mall' to be built in 1965. it now has NO centre point unlike Sale, Altrincham, Chorlton, Didsbury and all the other towns in the region. There is no way back. 'Make the town Centre a vibrant social hub' WHAT TOWN CENTRE WE DON'T HAVE ONE!!!! and just messing with the south side (wherever that is) will do nothing for access which has been dramatically reduced due to this waste of £1.75 million on improving the main cross roads (how will people cross this road now with no underpass?) What you are doing is turning it into a student Campus, dead for periods of the year and full of scruffy students with no money the rest of the year. Only the public sector could come up with such a hairbrain scheme. Why are you aligning Stretford with Lancaster University when we have been in Greater Manchester for 20 years? Who the hell are the class of 92? were they born in Stretford? Do they live here? do they spend any money here? Kellogg's have reduced the workforce in Stretford/Trafford park to such a level as to be no bigger than McDonald's on the A56 so why are they included? How are you going to stop pollution from the A56 - busiest road and main gateway to the city of Manchester - absolute rubbish pipe dream. As for the new accommodation tower block - I can see it now with washing and flags of the world adorning from the windows making it a similar eyesore to the tower blocks at the A56 Round about and the one at Lostock Circle.	10/13/2017 3:00 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

478	Our trees did to stay	10/13/2017 2:43 PM
479	Lacy Street; What will happen to the PO Sorting Office? The current site allows for the easy and very local pick up of missed deliveries. Turn Moss: No mention of dogs and their mostly responsible owners. This area is used extensively for dog walking as it is a very accessible and open space, leading onto further walking areas around The Mersey and the two Water Parks. The proposed cycle path should also be open to pedestrian use, especially when the field becomes too wet/muddy for safe walking. The only restriction I would like to see is that one single person can't walk more than 4 dogs at any one time. The area is used by many professional dog walkers and even as a dog lover/owner, it can be intimidating when there are large groups of dogs being walked off the lead as the pack behaviours can become evident.	10/13/2017 2:34 PM
480	I am concerned about the Lacey Street student accommodation campus. The proposed high rise development would dwarf surrounding buildings. I think a more modestly sized building would be much more appropriate on this site. The metrolink to and from Stretford is already often very overcrowded; careful thought would need to go into examining how Students will add to this overcrowding and how to address the problem.	10/13/2017 2:00 PM
481	How does putting thousands of students into the area 'improve' Stretford? It will put pressure on parking, rental property for Stretford families (students don't all move into halls provided as it's expensive) and what extra jobs will it bring? Takeaway jobs? Will you employ more street cleaners and where is all the money coming from, should council tax payers pay for your ideas?	10/13/2017 1:57 PM
482	why more cycle routes as the one on Carrington lane is not working as not being used by all cycle riders causing traffic jam for cars with road being narrowed. and most riders use the pavements due to the roads full of potholes.	10/13/2017 1:41 PM
483	The university digs are a negative to Stretford as we are not a town centre we don't want jobs hanging around the streets and bringing the area down this is not what our older generation want or would of wanted	10/13/2017 1:18 PM
484	If you developments are according to the plan and involve those named partners (links such as with the University of Lancaster) then the plans should only serve to compliment the existing attractions such as Manchester United and Old Trafford Cricket Ground thus revitalising, reshaping the Stretford area in a positive way.	10/13/2017 1:07 PM
485	Stretford Centre needs improvement, but the Centre is also used to access for transport, to cut through for busses/trams/taxis. This needs to be considered for the public.	10/13/2017 1:07 PM
486	I don't like the idea of 20 storey buildings in the area. I'm concerned about access to leisure facilities. The main reason for empty units in the mall is the high business rates and nothing you build will change that! It stops small businesses from setting up, as a local business owner I'd love to see a solution to this.	10/13/2017 12:53 PM
487	I strongly object to the proposal to close down the library and existing leisure centre. The assurances that we will have like for like replacements in the "student hub" and campus are not detailed or strong enough. E.g. It's not clear whether there will be restrictions on when the facilities will be available. As a mother of young children I would like to see more focus on the master plan on improving infrastructure and facilities for families.	10/13/2017 12:45 PM
488	Stretford is in need of major investment. The university and regeneration are much welcome in an area of historic stagnation.	10/13/2017 12:44 PM
489	I think anything that can improve the town centre has got to be good. If it were up to me I would demolish Stretford Mall, its ugly and a lot of traders are pulling out so for me a high street would be so much better.	10/13/2017 12:34 PM
490	Following the 'improvements' and redevelopment of the A56/Edge Lane road junction I think this is now much more dangerous to pedestrians and cyclists. I am worried without further details that the future plans for Stretford will not be thought through sufficiently to improve the area.	10/13/2017 12:33 PM
491	I find the proposals put the needs of residents last among the changes. The use of language and inferred development of greenspace within the proposal are extremely worrying.	10/13/2017 12:05 PM
492	I would like to see retention of the mature trees to the maximum extent possible.	10/13/2017 12:04 PM
493	Stretford has a very strong community spirit and a large young family population. This needs to be addressed in the plans.	10/13/2017 12:01 PM
494	I love the idea to renew and refurbish Stretford!	10/13/2017 12:00 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

495	I am deeply concerned about the impact of a 20 storey tower block on my home address. This will block natural light. I fully intend to take legal action if this continues and if it does adversely impact on my enjoyment of my home. I am also concerned about the infrastructure being in place, transport, security etc. This will impact on the community. I am also concerned about the impact on increase in crime. Students are vulnerable and it is well documented that they are victims of crime (I work at a large University so speak with experience). This will impact on my safety and insurance. It will also impact on the value of my home.	10/13/2017 12:00 PM
496	Stretford is in great need of revitalisation. However, transport (public transport frequency) and services need to be expanded to cope.	10/13/2017 11:45 AM
497	I note that the intended building development for Lacy Street campus includes some high rise buildings that appear to be totally out of keeping with the height of other buildings in the area. This hardly presents a co-hesive appearance for the area. Logically it could be assumed that the Essoldo Cinema would be a 'vibrant hub' for those students who might be accommodated in this high rise apartments (being on the same side of the main Chester Rd.) If it is to be used by ALL residents of the 'local community' access to it needs very careful consideration because the majority of this community live on the other side of Chester Rd.	10/13/2017 11:35 AM
498	Stretford will become like Fallowfield if this goes ahead. Fallowfield is horrible. Landlords will buy up all the houses and turn them into student bedsits. The whole thing is a disgrace put in place by greedy businessmen without a single thought for the people who actually live here.	10/13/2017 11:16 AM
499	I feel instead of the lacy Street campus we should have more social housing	10/13/2017 11:02 AM
500	I'd rather not live in an area over run by students. Where I live is quiet and friendly and family orientated and I think that would be lost	10/13/2017 10:50 AM
501	These options don't cover my position. I am supportive of some of the proposals but very sceptical about loss of mature trees, increased traffic, air pollution and congestion. I'm also concerned that local people and students are not the focus of this plan drawn up without any input from anyone in Stretford.	10/13/2017 10:15 AM
502	These options don't cover my position. I am supportive of some of the proposals but very sceptical about loss of mature trees, increased traffic, air pollution and congestion. I'm also concerned that local people and students are not the focus of this plan drawn up without any input from anyone in Stretford.	10/13/2017 10:15 AM
503	I'm against the reduction of road space for routes in and out of Stretford . It doesn't make sense ! Rush hour traffic will want to avoid the main A56 junction and will take another route along Park Rd and then down either Derbyshire Lane or Davyhulme Rd, causing more traffic congestion and pollution alongside 2 local primary schools which will be affected.	10/13/2017 9:13 AM
504	With the housing markets in the Sale and Altrincham areas significantly heating up, any moves to promote growth and regeneration in Stretford should be welcomed since it could relieve some of the pressure on the southern areas of Trafford. However, being a commuter on the Metrolink from Brooklands, all trams (even the doubles) are frequently full and standing by Timperley therefore any growth in Stretford needs to be matched with a corresponding increase in the capacity on infrastructure. I also think that Trafford need to ensure that any growth and regeneration needs to be inclusive and that it doesn't benefit upper and middle-income groups at the expense of lower-income groups. With the proposed university in the area, Trafford needs to plan comprehensively to mitigate and ameliorate any negative effects students may have on the local area.	10/13/2017 8:48 AM
505	The narrowing of King Street will not help traffic to flow through Stretford, it will cause long back logs at rush hours, esp. in the morning for cars going into Town . Drivers will want to avoid the A56 junction and take a faster flowing route towards Chester Rd by going down Derbyshire Lane and Davyhulme Rd. causing excessive traffic and pollution for the 2 primary schools that they will pass.	10/13/2017 8:36 AM
506	There is nothing in the proposal that guarantees that Trafford Council will follow through with financial backing for the existing community in Stretford. Trafford Council have made it clear at the previous Master Plan Meetings that there there was NO MONEY to put into the regeneration of Stretford. We can see only too well the effects of the last private investment initiative and it's effect on the area when Stretford Arndale was built, not a bad thing in it's day but it led to Trafford Council neglecting to put in place any further investment in the community surrounding what was then the new town centre even upto the present day , some 45 Year's later.	10/13/2017 7:35 AM
507	The university housing change is WRONG and corrupt	10/13/2017 5:41 AM



## YOUR SAY – on the Stretford Refreshed Masterplan

508	I am concerned that the plan looks to develop every area of green space and trees in Stretford. Whilst Stretford is a very urban area the trees are important to soften the impact of the 6 lane road running through the middle. I also feel that a 20 storey development for the student village is too high and will dominate the skyline, overshadowing important buildings such as the Town Hall. It will be important for proposals to be developed with the local community and that benefits for the community are realised.	10/12/2017 9:52 PM
509	Concerned with the uplift in Students and the impact on the surrounding area (see fallowfield)	10/12/2017 9:08 PM
510	I am not convinced that this is in the interests of the residents of Stretford. It is clearly in the interests of the people behind UA92 and the council but beyond a new leisure centre it does not appear to benefit existing residents. This type of 'regeneration' has been tried in numerous parts of the north of England with very limited benefits to residents. The massive increase in student accommodation has not been a positive change in areas around the north west of England and there does not appear to be much in this beyond making Stretford look 'better' and benefiting Gary Neville et al	10/12/2017 7:52 PM
511	I hope this opportunity is taken to vastly improve cycle infrastructure of the town - as it's sorely in need of it and the obvious choice of transportation method by the students.	10/12/2017 6:54 PM
512	Tell Gary to fuck off.. the council is corrupt	10/12/2017 4:51 PM
513	I am very concerned that: Our population will increase disproportionately Investment from retail and dining/entertainment will be geared towards students rather than the population of Stretford as a whole We do not have sufficient doctors/dentists/police etc to support the additional numbers	10/12/2017 3:42 PM
514	Residents have been asking for years for the Essoldo to be brought back into public use and nothing was ever done, so do you really listen to what the residents of Stretford want?	10/12/2017 3:19 PM
515	I would like to know more about what measures will be taken to stop current dwellings around the Student Village at Stretford becoming multi-occupancy lets. I will be fully supportive of the plan if there was sufficient safeguards to stop the surrounding area being blighted by numerous multi-occupancy houses, squeezing out the current community.	10/12/2017 3:15 PM
516	I have not yet seen how the infrastructure will be increased to support the number of extra residents. I am also very concerned that there are plans to destroy a lot of our lovely and essential trees. This is totally unacceptable.	10/12/2017 1:29 PM
517	Stretford improvement plan started in 2009, masterplan introduced in 2013. Nothing happened. Then UA92 comes along and the masterplan we were consulted on in 2013 changes beyond comprehension and is seemingly already been approved with them advertising places at their university. Discussions had clearly been going on for sometime. It seems very underhand. Why did the plan change so much? Why had nothing been done since 2009, since 2013? What was point of plans if you had no money? Building on every available green space is wrong.	10/12/2017 9:49 AM
518	I feel the university is a step in the wrong direction. I don't feel it will benefit the local people and feel it will take away any community / family feel that Stretford has. I also think having nearly 7000 more people using the roads, public transport and services will be a nightmare for locals. As we already suffer when events are on at the football or cricket Stadium. It will also mean the residents of Old Trafford will be sandwiched between the two universities.	10/12/2017 7:10 AM
519	Revitalisation of Stretford is a must but a university towering over the community is not the answer. Stretford house is bad enough. Local infrastructure such as doctors dentists etc can also not cope with such an influx of new residents.	10/11/2017 11:34 PM
520	Will only work if much more effort is paid to making the environment conducive to pedestrians. The main road needs to be looked at again and any slip roads removed, more direct single-cross pedestrian crossings, wide, high quality pavements, segregated cycling infrastructure and better building-height-to-road-width ratios. Street trees and planting are a bare minimum. Currently the whole environment prioritises vehicle movement - if you want to return some vitality to Stretford, you need to grasp this nettle and reconfigure the road / public realm accordingly, even if this means annoying affluent commuters which are evidently councillors' priority.	10/11/2017 11:30 PM
521	I would like to know if an impact study has been carried out on the effect of the UA92 accommodation blocks being in the centre of Stretford. It is already difficult to get to see a GP, the roads are congested and it is very hard to get on a tram in the rush hour. Things could only get worse.	10/11/2017 8:52 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

522	Where does the investment come from, council tax can't fund it. Has the need to ensure adequate GP and other health and social care provision is in place if many new people are to populate the area. Though i agree with the need to reduce congestion some of the changes on talbot road see more congestion by redcuing the road to one lane, this is good in some respects but doesnt put people off the need to travel by car and does cause further congestion. Trying to stop people using cars on surrounding roads doesn't seem to be the answer. The are needs investment and development but it shouldnt be disproportionate to the needs of the rest of Trafford unless it can bring out benefits for the whole of the area. As a non Stretford but Trafford resident I want the whole area to see benefits from investment.	10/11/2017 6:41 PM
523	Bringing students into the area will not benefit the local residents of Stretford and surrounding areas. Student accommodation on Lacey Street car park does not benefit parking in the local area or residents nor does the location of this accommodation make any sense. This accommodation should be placed on the campus, why place accommodation a mile or so down the road when this could be on site?	10/11/2017 5:19 PM
524	Proposals are just that "proposals" . The biggest elephant in the room has and always will be 6 lanes running through the middle of Stretford.	10/11/2017 3:45 PM
525	Lacey Street proposal. How far down/which Roads specifically will be affected? Chester Road/Edge Lane - 2 recent accidents, one involving a bike and one a pedestrian - Are pedestrian crossing really going to be safe?	10/11/2017 2:54 PM
526	We are in desperate need for some restaurants and bars.	10/11/2017 2:47 PM
527	Concerned about a 20 storey building on the Lacey Street site, this would be intrusive.	10/11/2017 2:41 PM
528	I will be submitting my comments to the Masterplan seperately.	10/11/2017 2:18 PM
529	When I moved to Stretford in the 80's our shopping centre was well equipped with a range of shops butchers veg shops. The new owners of the centre did a great job along with the introduction of a supermarket into our local area of killing the business that were in the building by pricing them out of the centre unable to make ends meat! The run down of our shopping centre was done by its owners and they should reduce unit rent until the land that was given for the use of the community is built back to how it was before bad owners got their hands on the centre. Having worked in the Centre I understand why business have left over the years.	10/11/2017 1:37 PM
530	I would like more information regarding what will happen to the Essoldo and also what are the benefits to current Stretford residents	10/11/2017 12:29 PM
531	I am supportive of plans to redevelop Stretford as it is in need of investment, however Phase 1 Public Realm delivery is showing it is more about aiding traffic flow than improving the area for residents. There is not enough detail in most of the proposals to assess whether they will improve the town and I am concerned that poor quality architecture and build standards may end up having a detrimental impact rather than deliver improvements.	10/11/2017 12:21 PM
532	My concerns are around the much needed improvements to Turn Moss. I'm concerned opportunities for added improvements, specifically, cycling may be missed	10/11/2017 12:17 PM
533	I would need to know more about what 1700 beds student accommodation looks like before I can decide if it is a good idea. I would also need to know what additional provisions are made in terms of facilities such as GP surgeries, dentists, metrolink (it is hard enough getting on a tram in the morning without 1700 students trying to get on as well), the library and the leisure centre. What will the impact of such influx be on the leisure centre? is the new going to be at least twice the size to accommodate everyone? Also, as mentioned in the plan, Stretford is full of families; I would not want to see a race to the bottom full of cheap food outlet and cheap booze; this is not the type of place I want to raise my children in.	10/11/2017 12:02 PM
534	I'm concerned that my garden will be overlooked by the 20 storey proposed student living accommodation, I have a growing family and do not want their privacy invading. I'm also concerned about possible plans to chop down mature trees and shrubs surrounding the environment and totally reject to this	10/11/2017 12:00 PM
535	Throughout the document there is mention of 'opportunities for residential developments', which I support to a managed extent. I'm agreement of more affordable homes in the area but feel that too many sites have been chosen as potential sites and it needs to be clearer of what will be residential and what will not be. It is not possible to put residential properties at all of the sites that are listed in the document as opportunities, this this becomes vague, generates hearsay, which leads to opposition due to a lack of honesty and clarity.	10/11/2017 11:59 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

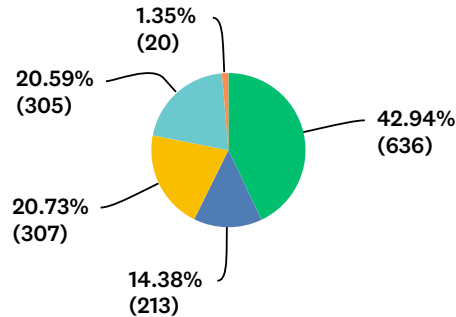
536	I have some concern over the design and position of the student accommodation blocks	10/11/2017 11:53 AM
537	I'm concerned that Stretford Centre is becoming focused further down the A56 in fact centre around the Town hall and cricket ground. A cynic might see this redevelopment as making the surrounding area nicer for councillors and visiting dignitaries while the residents get a student village and the difficulties it might bring. Some students may chose to stay but many more will be transient. The current redevelopment and gentrification has been based on people priced out of Chorlton pushing into Stretford and Victoria park. This has been a slow, but organic process. This scheme may disrupt it.	10/11/2017 11:41 AM
538	What parking facilities are to be provided for vehicles of residents, visitors, users of the Stretford metro.	10/11/2017 11:28 AM
539	Is there an improvement cycling initiative with regards Turn Moss /Stretford	10/11/2017 11:25 AM
540	The infrastructure roads will not be able to cope with the extra capacity of students from the campus to the accomadation i.e. Single lane traffic 2 .how will the footfall be increased to the mall when there is not adequate safe Crossings to cope with the large amount of students for the present proposal A proper crossing is needed to access the student accommodation so students feel That easy access can be gained to the mall , 3. The student tower will look a blot on the centre lower level accommodation as The plan shows for most of the accommodation should be throughout the plan 4 stretford metrostation needs cleaning up and landscaped to improve the astetic Of the area to visitors 5 consideration need to be given to the removal of trees along the a56 where accommodation is being considered these trees play a part in taking pollutants From the atmosphere 6 the cycle lane at the new build junction edge lane Chester rd is a accident waiting To happen and needs reconfigured to accommodate students who's main type of transport is by cycling	10/11/2017 11:03 AM
541	Stretford is a residential area with a mostly derelict out of fashion shopping centre. All that is needed is the demolition of most of Stretford Mall.	10/11/2017 9:44 AM
542	The only concern I have is the 20-storey building on the corner of Edge Lane and the A56 Chester Road. Does it really need to be 20 storeys high?	10/11/2017 9:12 AM
543	The trees and greenspace need to be retained. The mature trees on Chester road help with the pollution and need to stay.	10/11/2017 9:10 AM
544	Concerns around access to GPs, traffic on Chester Road between campus site & university site.	10/11/2017 9:02 AM
545	However the building's adjacent to the Esoldo complex should somehow find their way into the plan. The site from the canal bridge on Edge Lane down to Chester Road is an embarrassment and would benefit from investment.	10/11/2017 8:59 AM
546	On the majority I am very positive of the proposed changes, my only area which gives me concern is the height of the multi-storey building and the proposals for Lacy Street.	10/11/2017 8:12 AM
547	Stretford needs improving not made worse with high rise student flats.	10/11/2017 8:08 AM
548	This will only benefit the students. Not the community.	10/11/2017 7:30 AM
549	The statement that would more accurately reflect my views would be: I support the redevelopment of Stretford wholeheartedly. However I disagree with many aspects of the proposals, perhaps as I am unable to see/ understand how they benefit the existing community.	10/10/2017 9:07 PM
550	The original master plan said we needed local housing for Trafford. There were plans for new apartments, retail, leisure and hotels. Out of nowhere comes a proposal to turn a residential area into a student village which will change the whole fabric of Stretford. Every square inch of spare land has a new build proposed. We wanted Stretford mall updated like Urmston and now proposed for Sale and the Essoldo regenerated. How long has this proposal been planned it feels like the consultation is on a done deal.	10/10/2017 7:04 PM
551	The plan has some merit but is very, verylight on how it will improve the lives of the existing population in Stretford.	10/10/2017 7:02 PM
552	I have real concerns that the new homes will be bought up quickly by landlords wanting to let to students. This will not support those living in Gorse Hill or the Stretofrd area who are trying to find affordable homes to buy. The Council must include plans and provision for additonal doctors, dentists and public transport services. With an influx of 6500 people the current provisions will not be able to cope.	10/10/2017 6:35 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

553	I would like the option to click more than one of these - I have concerns and I want more information - I'm not sure at this stage if I am supportive of the proposals	10/10/2017 6:16 PM
554	I am very concerned about the impact of the intended use of the Essoldo, and particularly 'plot 12' - it is completely unrealistic for more housing to be lumped in around Trafford Grove/Cross Street, especially if it involves the loss of our trees and green space. The parking and access situation in the road is already incredibly difficult.	10/10/2017 6:03 PM
555	I would like more details on how the student village will be supported regarding transportation. Can the Metrolink support the increase in use? Will bicycle commuting options improve. Can we get a pedestrian bridge over Chester Road?	10/10/2017 6:03 PM
556	The 20 storey block is an issue. More cleaning of the area would be needed.	10/10/2017 5:48 PM
557	My key concerns are: The proposed scale of the student village at lacy street. I've heard 20 storeys is rumoured, which in my view would totally dominate and overshadow the town centre. A more modest development of say 8 storeys would look less out of place. The potential for residential development on Cross Street. As a resident of Trafford Grove, Cross Street provides the only parking and is already at capacity. Increased parking on Cross Street as a result of the Essoldo hub will also need to be considered, potentially requiring resident permits. The accessibility of the Essoldo for the community and not solely for students.	10/10/2017 5:21 PM
558	I can not see how putting that many students on such a compact space is good for the community	10/10/2017 5:20 PM
559	Surrounding infrastructure needs to be upgraded to handle the increased population. That includes car parking for students with cars, doctors and dentist places, school places for students with kids, road and bus and metro capacity. The new leisure centre must provide guaranteed access to the wider public not just at off peak times. Other leisure facilities like sports fields should be available to wider community. Reduction of green space should be kept to a minimum. It should not be a gated area at the canal where wider public can't go.	10/10/2017 5:17 PM
560	My concerns are around traffic access to the Essoldo building. I live on that end of Trafford Grove, and it is already difficult to get down Radnor Street and find parking. Adding more accommodation on this site will make this impossible. I am also concerned about emergency vehicle access to the site - the roads are very narrow.	10/10/2017 5:16 PM
561	Concerns about community access to turn moss esseldo and new leisure centre. Will access to these facilities be as it is noe or only when not used by the university. Around Lacy street the proposed tower block is too high. The proposed apartments around the university site by the new proposed hotel are these for students or public. It would make sense to have them for pupils and build apartments for local people around Lscy street with a mixtures of affordable homes for local people and student apartments. And mske the apertments around the proposed uni for students. There seems to be a lack of parking provided around Lacy street. What guarantees can the council give that our local residential areas a re mot going to be changed to student accommodation.	10/10/2017 4:58 PM
562	I'm very concerned about the 20 story high student accommodation block. This is much too high. I'm very concerned about the infrastructure to support the development, in particular health and transport. I'm very concerned about the plans for Turn Moss. This is a flood plain and much of it is waterlogged during the winter. If work was done to sort this, I'd be concerned about where the water would then go and the flood risk to surrounding residential areas. I am also very concerned about the secrecy around this project, particularly that our local councillors were not involved prior to the public announcement.	10/10/2017 4:19 PM
563	I am concerned about the student accommodation just round the corner from where I live where there is no parking anyway and 1700 students with some cars and their visitors will be totally unreasonable	10/10/2017 4:17 PM
564	I think this is great for Stretford.	10/10/2017 4:15 PM
565	Be very keen to see what extra car parking & lighting will be introduced onto Turn Moss , will there be floodlit pitches , will the public still be able to use this space , most of it is a right of way . Has anyone considered dog walkers ?	10/10/2017 3:38 PM
566	The last proposal for Lacy Street (4 storey buildings) was good and appropriate to the area. The latest one with the UA92 student accommodation is not appropriate to the area. It will dwarf the historic buildings and nearby residential properties. It is a very imposing proposal for a residential suburban area. I live there and am very worried.	10/10/2017 3:01 PM

## Q4 In terms of the proposals for developing the town centre, please indicate which statement most closely reflects your opinion:

Answered: 1,481 Skipped: 38



- I am supportive of the suggested improvements to the town centre
- I agree with the overall proposals but have some suggestions/ideas I would like to sh...
- I am a resident/business close to the town centre and have some specific concerns abo...
- I disagree with the proposals to develop the town centre
- This is not relevant to me

ANSWER CHOICES	RESPONSES	
I am supportive of the suggested improvements to the town centre	42.94%	636
I agree with the overall proposals but have some suggestions/ideas I would like to share	14.38%	213
I am a resident/business close to the town centre and have some specific concerns about the proposals	20.73%	307
I disagree with the proposals to develop the town centre	20.59%	305
This is not relevant to me	1.35%	20
<b>TOTAL</b>		<b>1,481</b>

#	PLEASE ADD ANY ADDITIONAL COMMENTS ON THE ABOVE HERE	DATE
1	The development of the area needs to be community lead. With the benefits of those affected being properly consulted. They need small community based ventures and no more fast food/chain stores.	12/19/2017 4:18 PM
2	See above comments about my concerns re the over development of the Lacy St Site. This site should be developed with attractive low rise properties, shops, bars and recreational areas to promote the use of the Bridgewater Canal, similar to the Sale Waterside area (but without the ugly multi storey car park and adjoining high rise block of flats at Sale). This development could be linked to the development of the Essoldo	12/19/2017 4:07 PM
3	The canal side area needs to be cherished.	12/19/2017 3:48 PM
4	See letter dated 19 December 2017 from White Peak Planning. It is concerning that the proposals show 27-33 Edge Lane to be demolished, but that planning permission was recently refused to provide more housing.	12/19/2017 3:07 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

5	<p>Again, all the details are vague. the current changes are minimal, the road works caused major disruption and now look like they were purely made to increase land available for developing student flats. The new public realm works are ok, but right next to a multi-lane road is not the nicest place to sit on the benches next to overflowing bins. Hopefully in time, this area will improve. It would be great to have bars and cafes along here, but will there be reduced rates etc to encourage them. What is the relationship with the commercially owned \mall, how can this be part of a council plan? It would make sense to have student flats in the old office block above the mall, away from other residential areas, and to encourage use of the shops in the mall. as always, we have a split town centre, we need to open up and make links with the rest of stretford to make a viable town centre.</p>	12/19/2017 2:58 PM
6	<p>Not enough consideration to the existing community has been incorporated, specific issues are: 1. environmental &amp; health implication of increased traffic and reduced green spaces (although we have been informed that some of the proposed housing developments on the green spaces on Chester Road has been revoked). 2. The proposals for the Mall are speculative and the economic impact assessment is weak. In addition it relies to heavily on "large chains" and doesn't consider small businesses and innovation; this is particularly hampered by the the market exclusion zone around Altrincham. 3. The Masterplan presented an amazing opportunity to prioritise residents, pedestrians and cyclists by addressing the dual carriageway running through Stretford's Centre. This has been ignored, many residents feel therefore that nothing will improve and change in Stretford as a result. 4. The proposals regarding leisure and community resources are vague and speculative; residents are concerned that they will lose community facilities and not gain them.</p>	12/19/2017 2:44 PM
7	<p>I can't comment properly without knowing what kind of additional living accommodation and community facilities you are talking about. Unless it's affordable housing and decent community facilities that local people have a say in, I am opposed.</p>	12/19/2017 2:36 PM
8	<p>The needs of a student are not in sync with those if the residents how about doing some of these things for the benefit of the people they serve the local community and not to pander to the latest whim of a footballer who plays at the role of property development</p>	12/19/2017 2:24 PM
9	<p>I support the general proposal for the new university campus by Old Trafford tram stop. However, the student accommodation proposal in Stretford is entirely inappropriate in its scale for the location. The tram stop to Stretford centre corridor has great potential to form an attractive entrance into Stretford with public access to, and public spaces and amenities adjacent to, the canal. The current proposal does not deliver on this potential and would be a tragic missed opportunity for the community and Trafford. It would also put significant pressure on the local utilities, facilities and transportation network.</p>	12/19/2017 2:18 PM
10	<p>To encourage more active travel, I welcome the introduction of protected, continuous footpaths and cycle ways throughout the Town Centre and between open green spaces and parks (Victoria / Longford / Turn Moss / Gorse Hill). However to increase the uptake of cycling buses and trams need to cater for transporting bikes in any future upgrading.</p>	12/19/2017 1:53 PM
11	<p>The town centre needs to have an area outside of the mall to revitalise the night economy. Lacy street and the essoldo are the opportunity to do this. To suggest that the town centre is the Mall is missing the point that currently we have no town centre and need to create one.</p>	12/19/2017 1:15 PM
12	<p>As above, I feel that some cosmetic development would be welcome. Green walls, trees and removal of the metal barriers would all greatly help in improving the appearance of the centre. Any funding provided to the centre's owners should be contingent on ensuring that any development is sustainable, and environmentally sound, where planning allows this. In addition, I feel that there is an opportunity to segregate the new "restaurants, bars and cafes" area from the main mall, to ensure that current opening and closing times can continue in the mall, and that the main area is closed in the evening, but that the new areas are enabled to contribute to the night-time economy as well as providing food and drink during the day.</p>	12/19/2017 12:30 PM
13	<p>The proposals seem pie in the sky impossible, certainly for the town centre.. The suggestions made regarding the night time economy, bars and restaurants I believe will turn out to be MORE grubby takeaways and cheap booze shops, which Trafford have already allowed to proliferate with in the Stretford area totally un-fetterd and un-monitored. The local residents DO NOT need or want these grubby businesses popping up in clean family communities.</p>	12/19/2017 11:24 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

14	I think the Stretford Mall should be completely destroyed, the multiple attempts to revitalise it have had only marginal success. Retail is dead, no one wants to go to the shops anymore when you can buy cheaper and quicker online. The space would be much better used as affordable flats with one level of retail on the ground floor. I live in Stretford and am raising my family here, but I grew up in Walton-on-Thames, Surrey. In Walton there's recently been a new shopping centre The Heart with accommodation above and a car park underground which is much more useful than the large empty shopping area that was there previously.	12/19/2017 11:12 AM
15	I am really not happy about the student accommodation and do not feel it will improve the area	12/19/2017 10:56 AM
16	I just have concerns about the height of the student accommodation in Stretford.	12/19/2017 10:49 AM
17	This proposed change overwhelms Stretford it does nothing to enhance it. If the centre is to be developed it needs a walk through shopping area similar to Urmston or like the old King Street layout before bringing in so many new residents.	12/19/2017 10:13 AM
18	The shopping area heart of stretford has been ripped out may i suggest that a bus route be allowed during day to go into both sides of white city retail and shopmobility set up in said area both for a Disabled and less mobile members of community i know this is a gripe please remember the the disadvantaged	12/19/2017 9:28 AM
19	The objectives for the town centre are fine and provide improved retail and leisure facilities, restaurants, bars and cafes, living accommodation and improved community facilities. However, the lack of a vision of what a future town centre should be like means I cannot support the masterplan. The council needs to develop a bold plan for the town centre that addresses the many issues it currently faces, including the problems caused by the A56, which has become a suburban motorway in recent months which will result in the deaths of pedestrians, cyclists and drivers.	12/19/2017 9:11 AM
20	Traffic and the A56 is the biggest barrier to Stretford flourishing. This does . not seem to be highlighted in the masterplan nor do any of the ideas seem particularly inspiring. Look at Urmston, Poynton shared space scheme, Croydon box park? It all seems very wooly and not much research and actual targets and details.	12/19/2017 8:55 AM
21	The leisure centre plan doesn't seem to accommodate extra student users sufficiently	12/18/2017 11:04 PM
22	The plan for the leisure center does not seem to have sufficient addition facilities to cope with potentially 6500 extra users.	12/18/2017 10:45 PM
23	I am not clear about how these proposals will make Stretford Town Centre more attractive and useful for me as a local resident. I believe that the Lacy Street area should be linked to the town centre and provide public open space by the waterside.	12/18/2017 10:37 PM
24	I'm supportive of investment and changes in Stretford town centre. If knocking down part of the mall allows the installation of business that can open outside of mall opening hours that would be good. However I've not seen any proposals about what will go there. I don't believe that the A56 side of the mall can ever be very nice as the A56 is so horrible - noisy, busy and dirty. Certainly can't expect any sort of external street life.	12/18/2017 9:48 PM
25	I agree the town centre is struggling. This is partly explained by Trafford Council giving approval to other retail ventures ie Trafford Centre and the Tesco megastore a mile or so from the Mall. Stretford Mall is clearly struggling. Kingsway is a dismal dual carriageway.However there is a good size residential community in the area.Victoria Park is becoming more and more popular.The Mall area needs to connect to the local community more.The dual carriageways and the heavy volume of traffic are a massive barrier to community engagement in a range of ways.None of the proposals seem to face up to this problem.Demolish part of the Mall.Transfer some of the proposed student accomm. from Lacy St to the Mall.Can the multi storey car park be re-modelled to incorporate accomm. plus an extra storey for additional flats.For bars,cafes,restaurants commission the innovator behind Altrincham market to develop a strategy appropriate for the area.In the Mall bring back a market section with a sensible rent policy.	12/18/2017 9:40 PM
26	I welcome investment in the town centre. If knocking down part of the mall allows the installation of businesses that open outside of mall hours that would probably be good. I'm not sure that that side of the mall can ever be a nice place to visit with the A56 running through it. It is just not a nice road and many people still treat it as a 40 mph road. Certainly can't see any cafe culture taking hold as it is so noisy and dirty.	12/18/2017 9:33 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

27	Whilst I agree with demolishing part of the mall, I would prefer that it was redeveloped as , pubs, restaurants, and shops, and not as residential units I'me completely against developing Lacy street as student accommodation. The proposals are for far too may students, it will completely overwhelm the existing demographs, ignores the efforts the existing residents have been putting into developing the area, and ignores our needs. It will also put far too much additional strain on facilities, such as Doctors and dentists. The parking will in the area will become a nightmare, you cannot just ban students from having cars, they'll have them anyway. I also have experienced the affect of a university on area with the vast majority of properties becoming HMO's. Even with a ban landlords will do it anyway. This removes badly needed housing stock for families, and will result in many people being priced out of the area.	12/18/2017 9:32 PM
28	It will be fabulous to make the canal a pleasant community area. It should be easy for people to park and hop on the tram as then they might spend money in local shops on their way home or going into town. It should be easy for people to park and use the mall - parking should be well sign posted from the A56. All areas should be well lit so that people are happy being in the area at night.	12/18/2017 9:28 PM
29	Regeneration is almost impossible if maintaining the white elephant that is Stretford Mall is part of the proposal. It should be completely demolished. It is the biggest brake on regeneration for the area as any scheme has to incorporate it.	12/18/2017 8:53 PM
30	.	12/18/2017 6:30 PM
31	I live very close to Stretford town centre and use roads nearby daily to travel to work and family commitments. I feel apprehensive about road works and delays but understand this will be part of the redevelopment. I am hopeful this will be thought about beforehand and appropriate and effective diversions will be used.	12/18/2017 3:35 PM
32	Sort out the surrounding streets, with new lighting, road marking, and road service	12/18/2017 3:16 PM
33	The redevelopment is potentially useful but significant "up-grading" of the area could create places from which the (poorer) local people were excluded	12/18/2017 2:08 PM
34	There really needs to be places that can open after 6pm. Also, I agree with demolition of part of the Mall however, if O'Brien's remains then really it is not going to change the overall character to something conducive to families going out for something to eat or whatever. Removing of that establishment would for me be critical to any real upturn in offer and appeal for that part of the Mall.	12/18/2017 10:14 AM
35	Apartments, apartments, apartments + more housing, but social housing. Big returners to, builders + property developers + guess who Trafford Council!	12/18/2017 9:05 AM
36	I disagree as all these proposals are purely to benefit students and not our community. All designed to line the pockets of already rich people who do not live in this area and won't have to live with the consequences. Trafford council our letting Stretford down once again. North Trafford doesn't get a look in	12/18/2017 8:49 AM
37	Traffic and pollution from cars on the A56 and M60 motorway should be considered in any masterplan. The Cheshire ring of the Bridgewater canal would make a great public transport conduit, especially on football matchdays where the south of the city is gridlocked and Stretford, Urmston, Sale and Chorlton are gridlocked. The council should coordinate the parties which contribute or can influence this traffic, namely; MUFC, The Trafford Centre, GMPTE and make drastic improvements as pollution levels are constantly rising.	12/17/2017 11:27 PM
38	As noted before, I feel the council are sacrificing the original plan to bow down to developers and the secretive nature of the plans reflect that. Regeneration of Stretford is about getting improved services and environment for exiting residents NOT transient, student population. Investment should be about local housing and the development of the canal front as access for all. These plans do nothing to support that other than tarding up Chester and talbot road - which is more about traffic passing through the town not local residents. The UA92 plans ignore all previous consultation about what people want for the community.	12/17/2017 10:07 PM
39	The proposals are based purely on the expected influx of new students, not local residents, otherwise such plans would have been presented before.	12/17/2017 9:37 PM
40	This question does not pitch the benefits being offered with the fact that the proposals are underpinned by an ill-conceived lacy st plan and the blind optimism that the arrival of students will regenerate the area	12/17/2017 7:39 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

41	re-creating bars and shops and adding m&s supermarkets because more people will come and it will make profit and the town centre it will draw there attention	12/17/2017 7:15 PM
42	I agree with the idea of introducing space for new bars and restaurants. The mall in the evenings is a wasted facility. I hear lots about rates in there being too high hence so many shops closing down all the time. If there was an incentive for more businesses to open in there (open later, more competitive rates) perhaps it would be a more popular place to visit.	12/17/2017 3:14 PM
43	The proposals do not benefit the local community. It is being sold that way by the council as a manipulation of the population they think are 'easy-targets'. The part of the mall that is being demolished is proposed to be fenced off and become a potential development site, hence the Council can suggest it could be x, y or z but in reality whoever comes along and bids for it will get the development site, and the community could lose out on what is part of the community now (albeit empty shops)	12/16/2017 8:24 PM
44	I am happy with the proposals around Stretford Mall. However I do not like the proposals to demolish the local industrial estate which could result in job losses. Any new housing should be social housing and private housing, not student housing.	12/16/2017 4:01 PM
45	i dont particularly care as im a child and i never shop in the southern side	12/15/2017 9:49 PM
46	As Before	12/15/2017 2:53 PM
47	Why need to go to wealthy footballers to 'save' Stretford.	12/15/2017 2:12 PM
48	As they are dependant upon ua92 & student accommodation & development of Turn Moss which I am against.	12/15/2017 1:59 PM
49	Build proper housing for locals not students.	12/15/2017 1:54 PM
50	Stick to the original plan for local people	12/15/2017 1:42 PM
51	Horrible high rise monstrosities.	12/15/2017 1:41 PM
52	Not convinced a partnership with UA92 will benefit us.	12/15/2017 1:11 PM
53	Horrible high rise buildings	12/15/2017 1:04 PM
54	I believe more information on the details of the development is needed before I could support the plans. As I have said previously detailed plans open to consultation, on a site-by-site basis, would make for a more meaningful consultation process	12/15/2017 12:44 PM
55	Incorporate the Active Design principles as set out in question 3 but use the Council's Sports/Physical Activity Evidence Base to help inform what opportunities there might be to include facilities/open space to meet formal sport and/or physical activity needs.	12/15/2017 9:37 AM
56	You have not indicated exactly what type of bars/restaurants you want to bring into the area Given that you plan to bring in large amounts of students into the area, the assumption would be that the kind of so called bars/restaurants will actually be take-outs and fast food businesses - all of which produce litter, look scruffy and are uninviting to families and the normal residents of Stretford. These will not benefit the local population. You are simply not being specific enough - what type of "improvements" do you plan to make and what type of housing do you plan to bring in? What are the so -called "family-orientated" facilities do you plan to bring in? Please note that when the building of Birley in Hulme took place, the local residents were made similar promises and none were actually met!	12/15/2017 9:28 AM
57	The proposals appear to involve the redevelopment of the Lacy Street site for student accommodation. I disagree with this. The site should be developed for housing for local needs with proper provision for open space along the Canalside. If there has to be some student accommodation, it should be on the Mall side of the A56, maybe in Arndale House or adjacent to Arndale House	12/14/2017 9:47 PM
58	please keep the Library where it is and enhance it for the local community, no late night drinking dens	12/14/2017 9:27 PM
59	Priority has been given to cars over pedestrians.	12/14/2017 8:35 PM
60	I am a resident of Vernon Avenue (for 43years) and none of the above proposals have been mentioned at the meetings I have attended. Engage with the Community for goodness sake and stop taking us for granted it is quite humiliating the way we are being treated .	12/14/2017 7:09 PM
61	I'm unsure how long it will take for the demolition and the buiding of the newly planned cafes, lesuire and etc buildings.	12/14/2017 6:01 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

62	I am concerned that the bars and restaurants will be targeted at the large student population - this WILL attract noise, drunken behaviour and litter ( my daughter recently left UNI & lived in halls for 3 years & I witnessed this on every visit). Stretford has a large professional community of 30-50 year olds who have nowhere to go ( we currently go out of Stretford ).	12/14/2017 3:07 PM
63	It's half empty so demolish half of it.	12/14/2017 1:01 PM
64	Demolish more of the Mall, it is a blight on the area.	12/14/2017 12:54 PM
65	Good to see something happening at last, investment is overdue.	12/14/2017 9:07 AM
66	The proposals to Stretford Mall appear to be positive. It is the proposals for across the road and the proposed student village which cause most concern.	12/14/2017 6:45 AM
67	I believe Stretford Mall should have been integrated better into this consultation. It would have been helpful to see a joint plan between the Council and the Mall regarding how the building and businesses within would respond to the project over time. I think it is a good idea to get rid of the Mall, altogether, perhaps just leaving Aldi and Costa. What I envisage is the creation of a public square which is pedestrianised, surrounded by bars, cafes, restaurants, some smaller shops, with outdoor seating areas and trees/bushes/greenery. Where events could be staged in the summer months, bringing the community together. There is an opportunity to reconfigure the King Street area, which is very ugly to look at, and make the frontage along King Street much more attractive.	12/13/2017 6:52 PM
68	I would very much like to see improvements made to Stretford mall but in a way that is sensitive to the community it resides. Again looking to Urmston and Chorlton these areas are thriving because independent shops are naturally establishing, which appeal to the local community. I would like to see more initiatives being run to encourage this type of growth inline with the surrounding area, not more chain shops/pound shops.	12/13/2017 1:06 PM
69	Traffic levels are already ridiculously high and public transport could not cope with any additional passengers during tush hour(s).	12/13/2017 12:42 PM
70	I agree with the principle of having new spaces for restaurants, bars and cafes, and also with demolishing part of the Arndale/Mall but the cafes etc should be located where the Arndale is to be bulldozed or on Lacey Street.	12/13/2017 12:40 PM
71	Improve the exterior of the building - very dated, scruffy, intimidating - not a sight to entice you through the doors. Provide an entrance from midway along the A56 side to encourage people out to shops along the front. It's off putting to have to come out of one of the existing exits to walk round. I for one can't be bothered and will go elsewhere. Reduce the rent - I gather this is why we have lost so many shops. Close the upstairs off and bring existing businesses into the vacant units downstairs. Take the doors off. Stretford doesn't have a town centre. Stretford is shut after 5.30. A town centre should be where facilities can be enjoyed at any time, on any day. Urmston for example - you can have a stroll in an evening, window shop, sit outside a bar, eat at any number of restaurants. Stretford - nowhere to stroll apart from round the exterior of the Mall. Delightful and will take all of 5 minutes. Window shop? Not a chance, behind locked doors. Sit outside a bar? There aren't any. And which restaurant should we choose? That's not a town centre.	12/13/2017 8:58 AM
72	Again this needs to be looked at to take in the needs of residents of Stretford.	12/13/2017 7:51 AM
73	I do not agree with the student accomodation in the area as planned. Also the building design i have seen looks rubbish!	12/12/2017 11:11 PM
74	Have you talked with local churches? No you haven't (I am the Parish Priest of St Ann's).	12/12/2017 10:28 PM
75	Would love Stretford to become open air like Urmston, Altrincham and Sale	12/12/2017 9:40 PM
76	I am concerned for the integrity of the community being lost. Let's ensure that locals are not consulted about the type of lampposts on the road like happened with the ridiculous new junction but instead Actually ask what is required and needed to make Stretford a better place to live for those who already live there.	12/12/2017 8:15 PM
77	If you are referring to proposals to build a student accomodation on lacey street I am against this site being used. The council needs to focus on giving residents a decent shopping experience at the mall.	12/12/2017 8:13 PM
78	as far as I am aware there will be O briens then a chunk of the mall going I wish there were a proper access Rd for St Matthews cjurch only so funerl hearses and bridal cars don't need to go through the shoppig centre car park	12/12/2017 5:42 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

79	I worry about the plans, specifically the influx of students will change the entire makeup of the centre - what is needed is investment in businesses, including a nighttime economy.	12/12/2017 3:42 PM
80	I was shocked about the way the building work was managed for the first stages of the masterplan. The night work caused significant disruption to sleep between June and August. There was no communication regarding the plans and how this would be approached and the disruption in advance. I am also concerned with the proposed 20 story student accommodation.	12/12/2017 2:27 PM
81	I do not agree that student accommodation would benefit Stretford. I believe that it would have an extremely detrimental affect to the area. It is not what the people of Stretford want or need. It feels like the Council have conned the community, I am even reluctant to fill this as it feels like the Council are not listening and do not care.	12/12/2017 1:44 PM
82	There needs to be more bars and cafes	12/12/2017 11:59 AM
83	Demolition is a waste of resources. Restaurants, bars and cafes are short term things and have less use than shops. Also very expensive.	12/12/2017 11:53 AM
84	Could this result in overcrowding in terms of parking	12/12/2017 11:47 AM
85	I think improving the retail and leisure is a brilliant idea!	12/12/2017 11:36 AM
86	More outdoor green areas needed Current speed restrictions need enforcement with cameras . Speeding on the Chester road continues despite new 30mph limit	12/12/2017 11:32 AM
87	Think the whole place needs pulling down and starting again	12/12/2017 11:28 AM
88	Have ambition of large corporations and also local businesses :)	12/12/2017 10:58 AM
89	The Mall is hampering the town centre redevelopment. The shops are not meeting the needs of the local community	12/12/2017 10:04 AM
90	The proposals are fine if you are a student, you can always leave Stretford after you finish your course. For the rest of us we have chosen to stay in Stretford so any plans should be for the good of the community. The area will become like fallowfield if these proposals go ahead which will drive people out	12/12/2017 10:03 AM
91	I feel some of the proposed student accommodation could be located in the area of the demolished Arundale. Also the block of shops on Edge lane near the metro station is an eyesore and requires sympathetic re development. It is an ideal place for a restaurant or cafes.	12/12/2017 9:22 AM
92	You know what the problem is with the plan.the great big carbunkle proposed student block.	12/12/2017 9:22 AM
93	This question is biased and not fair. The survey is not ethically constructed. Please declare who designed the survey and who ratified the fairness	12/12/2017 12:36 AM
94	This question is biased to try and force a positive response. Really disappointed in your having taken such an approach.	12/11/2017 10:46 PM
95	As a Stretford resident, close to the Mall, we have seen nothing but key retailers leave the Centre. Aldi and Costa cannot sustain a shopping 'centre'. What retailers are you going to get in there? Where is the support and encouragement for independent businesses? Instead there are empty or repeat units-I. E. Just how many phone shops and £1 shops do we need? Devalues an already dwindling centre.	12/11/2017 10:03 PM
96	Access from the main A56 to local amenities should be made easier. The loss of lacy street car park will diminish the ability to access Stretford mall when heading south. Provision for a right turn into the mall from the A56 after passing Kingsway/ Edge lane Accessibility for local people should be a priority not traffic flow. Put right turn filters back on the Edge lane / Kingsway junction to aid locals accessing the A56 from these roads. This has also restricted the buses turning right out of Kingsway	12/11/2017 4:48 PM
97	I am in favour of redeveloping the town centre but not the lacy street campus. I think this will increase the demand for student accommodation which in turn will have a detrimental impact on Stretford and residents in the area. This has happened in other parts of the city and it would be better if it was more family orientated.	12/10/2017 6:28 PM
98	How do you propose we cross the roads? Which side is the south side? Look at how much trouble McDonalds has with unruly teenagers. Won't having a number of new student teenagers just add to this problem? What are you developing for the community? These all seem very student led proposals	12/10/2017 6:22 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

99	Road crossings need improvement to enable access from Edge Lane side A canal side plaza would also make the area more attractive for residents	12/10/2017 4:56 PM
100	Whilst I agree that Stretford needs improvements by way of retail and leisure, spaces for restaurants, bars and cafes, living accommodation and improved community facilities, there is nothing tangible within these proposals as to how this will be achieved. There's no detail, no vision - it's just a vague idea that things might improve if a 20 storey tower block is built. The council haven't done an adequate economic impact assessment, and nobody's made any effort to carry out an environmental impact assessment. Stretford needs a bold plan for the town centre that addresses the many issues it currently faces, including the problems caused by the A56. The current masterplan is full of vague hopes and dreams and is excruciatingly short on detail. Until the Council actually start to take the plans seriously I do not feel I can agree with the vague notions.	12/10/2017 12:55 PM
101	I cannot comment as I haven't seen these proposals	12/10/2017 11:15 AM
102	This plan has no benefit to residents of Stretford. Simply importing 6,000 students and informing residents that Stretford is being rejuvenated is not good.	12/10/2017 9:45 AM
103	I agree that all improvements mentioned above are needed but should not be reliant on the university remit .	12/10/2017 12:09 AM
104	Parking is appalling around the Mall, I seldom get to park outside my house despite paying for a permit. Non-council tax students - I hope they will be expected to buy a permit. The public want access to a new leisure centre - not within the student complex	12/9/2017 3:04 PM
105	Some of the headline proposals, such as "Improve the leisure and family-orientated facilities that are available", and "Improve community facilities", are actually objectives and not proper proposals. As such, while I support the objectives, it is difficult to support 'proposals' when the way they will be implementation is so vague. I'm concerned that the proposals lack clear vision and ambition. The town centre needs a radical plan to bring about major improvements to Stretford. The idea of building on Stretford's assets is crucial, and while this has notionally been written into the plan, the specific proposals don't seem to align with this. Key assets around the town centre are: Town Hall, Essoldo, Metrolink stop, the canal, and local businesses, facilities and shops. A major constraint to the town centre is the A56 dividing it. Crucial to the plan should be to find innovative ways to improve the flow of people between the two sides of Chester Road. It should be pleasant and convenient to cross from the facilities and shops on one side to the amenity of the canal on the other and the major transport node that is the Metrolink stop. One way to achieve this could be to convert the crossroads into an open roundabout, providing pleasant open spaces beneath the road which provide an uninterrupted way for cyclists and pedestrians to move between both sides. This has been done successfully in various cities (e.g. St Mary's roundabout in Sheffield). I believe that the problems posed by the A56 are clearly evident to all, including to the council, but I'm concerned that the council lack the ambition or tools to properly address it. The evidence for this is the recent project infilling the subways which was like applying an expensive ointment to a sick person, only to find that it caused a new rash and didn't make them any better. The masterplan also shows a lack of will or capability to properly get to grips with this problem that faces Stretford. A major benefit of solving this problem will be that both sides of the town will be brought closer together, which will unlock the amenity value of the canal to the town. The plans for the canal then become even more crucial, as the canal has the potential to transform Stretford town centre into an attractive destination to spend leisure time, which will in turn attract people into the area and support local businesses. As such, it is essential that the canalside freed up by the closure of the Royal Mail depot be opened up for amenity and leisure use, with clear signage from the town centre.	12/9/2017 12:47 PM
106	It was clear that what was needed was local affordable family accommodation, help getting on the property ladder, support for older people appropriate and integrated accommodation. This is not present. There are already too many 1-2 bedroom architecturally bland that are more beneficial to external investors not connected to the area rather than local residents. This causes problems with the local economic and social development. The proposed developments would exacerbate this. Due consideration should be given to make the mall a thriving hub of local businesses, start ups, social enterprises and people operating to make Stretford and Greater Manchester a thriving area. This could be linked to real business, mentoring and skills support from UA 92 that could make the area a leading example and a destination.	12/9/2017 10:37 AM
107	Knock it all down, it brings the area down. Put your student accommodation there, and try to attract a small up market shop (Booths?) to compliment Aldi. The Mall is ugly and causes social problems.	12/9/2017 10:23 AM
108	Demolish all of it apart from Aldi, and build houses. This is the only improvement Stretford needs.	12/9/2017 10:12 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

109	You are not listening to the people whom it will most affect	12/9/2017 9:46 AM
110	I live close to the mall and am concerned about the number off students living near and the accommodation looks an eye sore	12/9/2017 9:20 AM
111	What I've just read above sounds amazing until you realise the bars and restaurants will be catering for the student market. Any improvement to leisure facilities will be for the local community. It will be for the students. If it was for the community, you wouldn't move the leisure centre further away from town centre.	12/9/2017 8:56 AM
112	I disagree with the proposals to close down the leisure centre, build a student accommodation tower block and hand over Turn moss to the class of 92 not really a university.	12/9/2017 5:45 AM
113	The Stretford Mall shopping centre is the main blockage on any organic growth of small businesses, shops, bars and restaurants in Stretford. There is a very limited supply of premises outside the mall and the mall is not suitable for independents to set up.	12/8/2017 9:20 PM
114	I don't believe that the mall should be demolished and part of the southern end, the pub left standing	12/8/2017 7:55 PM
115	As above concerned about impact on doctors and potential increase of people on trams	12/8/2017 6:51 PM
116	Residents should have a say, local architects should have a competition and the residents should choose the winners	12/8/2017 6:13 PM
117	Something needs to change to be added to the mall it is depressing walking through it now with all the spaces and shops that have shut down.	12/8/2017 6:13 PM
118	I do not agree with the tower block student accommodation plan.	12/8/2017 5:38 PM
119	Who are these facilities and accommodation aimed at? It does not appear to be the local community.	12/8/2017 4:46 PM
120	Extremely concerned about the proposal to build high rised flats on lacy street. I do not believe that building high on such an important cross roads is either aesthetically pleasing nor is it in the best interests of the community to have such a highly populated area on such a small footprint. The small corner of lacy street will be too highly populated. Furthermore, a great deal of local properties would be in the shadow of a tall tower block.	12/8/2017 4:09 PM
121	What about local services for local people? The modifications to Chester Rd have made it incredibly dangerous to cross as a pedestrian- so badly thought through and these problems will be exacerbated by the master plan	12/8/2017 4:07 PM
122	Having grown up in stretford and having worked in the precinct, I feel that stretford has a very strong sense of community. Gentrification is likely to take this away. The precinct currently has lots of empty units, so I'm not sure how new ones would be successful.	12/8/2017 4:04 PM
123	I think you the phrase you can't polish a turd should come into play if you're going to revamp part of the outside then you need to do it all equally you also need to redo the inside entirely. The only way to attract bigger businesses is to make an appealing centre that's people will visit & look to spend money in. Right now it looks completely obscene & is an eye sore to Stretford start it from scratch do something with the car park. Get more advertising to generate more revenue. Create more housing near the mall, it will cost money. But as they're lots of elderly shoppers this will make up for it. Create a better taxi area for elderly people that is more safe also.	12/8/2017 3:47 PM
124	Would also like a see a bowling alley or cinema to	12/8/2017 3:42 PM
125	I am concerned that the demolition of the Mall does not include O'Briens pub, which is an eye sore and would dissuade visitors from that area so would not achieve what you propose. The leisure facilities would soon be taken over by students and would end up dissuading the public to access them as they will be part of the university campus. To improve community facilities we need investment and consultation with the community not having something imposed on the community. Air quality in Greater Manchester has breached the European Commissions legal air pollutions limits and chopping down trees to create additional accommodation will only add to the problem.We need green space not concrete blocks.	12/8/2017 3:38 PM
126	We have needed this for 10-15 years. Suddenly we now have been asked about it.	12/8/2017 3:35 PM
127	Very poor definition of objectives means that it is not clear how they will provide any benefit	12/8/2017 3:21 PM
128	You don't own the mall. If the mall fails it is down to the management.	12/8/2017 2:56 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

129	The market hall should have been returned to how it was years ago when every stall was being used, the rates are far too high and businesses just couldn't afford them. Years ago the whole of the arndale was in use and was always fully utilised, nowadays there's hardly any shops so not worth the visit,	12/8/2017 2:55 PM
130	The Proposals for the UA92 Lacy Street Site and the Confusing/Conflicting information presented about the Essoldo are incredibly poorly thought out and show little real appetite for real change by Trafford Council that will benefit the community of Stretford. The hope seems to be that others from the private sector will do the hard work instead of the Council.	12/8/2017 12:06 PM
131	The external of Stretford Mall is visually unpleasant, it's a focal point as you drive up Chester Road and makes the area look scruffy. Although there are many empty units inside of the Mall the décor is nicer, and the benches inside create a safe space for some of our most vulnerable residents. The reference to the 'Town Centre' and 'Stretford Mall' in my mind creates an element of contrast, I feel that a Mall makes Stretford feel like it does not have a town centre, it feels very closed. The back of the Mall, near Aldi is designed for access via car. In addition to this as part of the regeneration I feel there links between the Mall and the Library could be strengthened.	12/8/2017 9:58 AM
132	The investment should be infastructure not students. Demolish the mall	12/8/2017 7:54 AM
133	we do not need leisure facilities bars restaurants and cafes we needed wilkinsons b&ms superdrugs iceland and tesco we need shops that will make life easier for our budgets in this climate of interest rises not where to get another cup of coffee	12/7/2017 8:17 PM
134	Knock it all down apart from Aldi and Costa Coffee.	12/7/2017 1:39 PM
135	I support the idea of demolishing the empty part of the Mall. It should make the remaining space more attractive and improve the viability of the centre. That said, I'm not convinced that the new space generated will be any more attractive to retailers than the Mall is. If it all ends up as office space and/or housing that won't really improve the town centre for locals.	12/7/2017 11:36 AM
136	It's an ugly bulging and spoils Stretford, carry on demolishing.	12/7/2017 9:15 AM
137	In the plan community facilities, library and leisure centre, would move to privately owned accommodation. This has many implications, all of them seem detrimental to me. How will the availability of swimming facilities be affected? How will this affect the swimming club and swimming lessons for children? Will there be sufficient parking - parking is extremely limited in the area around the Kelloggs offices - especially if there is a swimming gala.	12/6/2017 5:47 PM
138	yes the Mall needs improvement. No, the overcrowded Lacy Street area will not provide more open spaces but an overcrowded town centre with too much traffic, parking problems and even the skyline will be worse as the tower block developments are very unpopular. No leisure facilities will not improve as all areas will no longer be for residents alone,(eg leisure centre, Turn Moss fields, Longford Park tennis courts), but instead will be shared by students or Salford F C. No, living accommodation will not be within the budget of first time buying local people, only more wealthy investors or outsiders.	12/6/2017 11:55 AM
139	see comments above on the proposals as a whole	12/6/2017 12:35 AM
140	This question does not relate to the revised masterplan and makes no comment of the skew to the new UA92 campus facilities to which each item is linked I am therefore unable to answer this question without it being properly and clearly articulated.	12/5/2017 11:15 PM
141	I think these plans do not go far enough- as long as any part of current mall remains, you will not be able to create true improvement. I would like to see the creation of a market hall type place to go with shopping and places to eat combines, similar to the rejuvenation of Altrincham market. I think the numerous pop up restaurants and community groups that already exist in stretford prove there is a market and people with money to spend. I've been reading about how the introduction of students will bring more spending power to Stretford (students with ever increasing fees and loans don't really make me think of disposable income). But what you are missing hugely with these plans is the vast numbers of young professionals who have managed to move to the area with rising house prices and enjoy its close proximity to the city centre / Chorlton. I would like to have more for my community than pound shops and budget supermarkets. I don't think you will get away from this whilst part of the mall remains.	12/5/2017 8:33 PM
142	I would prefer it if the mall was completely demolished and a network of streets built, like most towns.	12/5/2017 3:56 PM
143	Hope buildings of new accommodation will be for just first time buyers and not landlords to profit.	12/5/2017 3:48 PM
144	Provision of additional living accommodation - if this is for residents that would be good.	12/5/2017 3:36 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

145	Definitely facilities for the community as a priority!	12/5/2017 3:31 PM
146	Extra living accommodation for families. First time buyers not investors.	12/5/2017 3:19 PM
147	New accommodation for permanent residents. University would cause more noise, litter and disruption to the area.	12/5/2017 3:01 PM
148	Encouraging small independent businesses to the area and community bakery, community market, coffee shops / cafes that are independent.	12/5/2017 2:59 PM
149	Provision of additional living accommodation should be for permanent residents not transient lodgers. If other universities are a guide then light and noise at night, groups massing on streets, litter. would be detrimental to the area.	12/5/2017 2:45 PM
150	The Stretford Mall should be developed to include out of hour restaurants / coffee bars etc. We do not need extra ones on the Lacy Street development otherwise the students wont use the Mall making it even more redundant than it is or being very cynical is the masterplan.	12/5/2017 2:41 PM
151	I endorse the need to improve leisure/night time facilities. But there is a danger that its too UA92 focused. Other parts of Trafford (Urmston, Sale, Altrincham) have seen improvements without having to take on the upheaval UA92 involves.	12/5/2017 2:29 PM
152	If the canal side is developed it must be for public use and not just students	12/5/2017 2:13 PM
153	I am very supportive of improvements to Stretford Mall, however there is no clear plan on how this will be achieved. The masterplan first touted a couple of years ago focused on the canal as an area to create leisure facilities which would have been very welcomed. The switch of this to the student village is an absolute shame - access to the canal is vital for an urban area and this plan does not develop this. This plan is lacking a positive vision on how to achieve restaurants, leisure and better shopping facilities - without any clear ideas on how to do this, and after the Mall management have been struggling to attract businesses into the area for the last few years I am very concerned at what this will be. Without clarity, I cannot support this plan	12/5/2017 1:46 PM
154	I would like to see that the vast majority if not all the accommodation is social housing built to high energy efficiency standards to fill a real desperate need for truly affordable housing for the people of Stretford and the surrounding area	12/5/2017 11:34 AM
155	While I support the objectives for the town centre, in terms of retail and leisure improvements, spaces for restaurants, bars and cafes, living accommodation and improved community facilities. The lack of any clear vision, details or ambition for what a future town centre would be like means I cannot support what's in the masterplan. I think the council need to develop a bold plan for the town centre that addresses the many issues it currently faces, including the problems caused by the A56. Right now, this doesn't exist.	12/4/2017 10:05 PM
156	There are concerns that there are insufficient bedspaces for the student population impacting on the local residential accommodation and that the area could deteriorate as a result. I would like some assurances that the character of the area will not be adversely affected and how this will be managed	12/4/2017 7:04 PM
157	I lived in Fallowfield, close to Owens Park, about 30 years ago and witnessed first hand the migration of the student population into the wider community. As houses on our street (previously family homes) came up for sale, they were bought by landlords for multi-occupancy and as many students tend to go home for some of the holidays, especially Christmas, the street became a burglars' paradise and the few permanent residents must have felt very insecure. What used to be a lovely place for families became devoid of permanent residents. Also please don't forget that the Stretford populace needs a good shopping centre with a variety of shops so maybe bars and restaurants, although a good thing for the area, could be kept to a minimum.	12/4/2017 4:39 PM
158	The Stratford Mall proposals look reasonable, although there is still too much focus on access by car, there have been insufficient improvements in public transport access to the site. The site has not been well designed to integrate with public transport. Cycle parking has not been well provided for and the new signalised junction has provided a large number of pedestrian crossings in order to cross from the metro link to the shops	12/3/2017 10:28 AM
159	It's allrady horrible driving around here please don't build more here.	12/3/2017 6:17 AM
160	I'm in favour of demolishing part of the mall, outside areas and units suitable for bars/restaurants are much needed. Unless the mall's opening hours could be extended to allow bars and restaurants to take some of the units there but I appreciate that may not be viable.	11/30/2017 5:20 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

161	There are many empty units within the mall that could be used and encourage more independent businesses in the area. Larger units could be split and set up so small businesses in the area could have pop up shops or weekly specialist markets. This would increase foot fall in the mall and encourage people to use the existing businesses. Stretford is an area where house prices are increasing and more accommodation is needed for local people, the living accommodation needs to be for residents from Manchester/Trafford not buy to let for overseas investors or student accommodation.	11/30/2017 4:42 PM
162	Same as last comment - Stretford Mall needs to be radically altered (if not wholly demolished) as part of the Masterplan proposals in order to re-invigorate and create a new centre of Stretford. This should be balanced with a focus on morning through night uses, breakfast cafe's to bars etc. with good public realm not focused on car parking.	11/30/2017 11:11 AM
163	I do not feel the proposals have the wider community in mind, e.g. as a young mum, the closure of Stretford library is reducing and relocating a vital community resource to an inconvenient location and with a focus on student priorities rather than the wonderful community services that are currently on offer	11/29/2017 4:42 PM
164	The town centre needs regeneration but plans for the mall do not go far enough and lack detail. I fear that, while Stretford is desperately in need of a "night time economy" with more cafes, bars and restaurants, these will be marketed to, and frequented the students of the proposed UA92, and will not really benefit the community.	11/29/2017 4:28 PM
165	No to student village this is not improving community see previous answer and statement	11/28/2017 5:20 PM
166	I consider that the proposed building of student accommodation on the corner of Lacy Street ,Chester Road and Edge Lane is not only impractical but could lead to problems with traffic,ie being able to see down Chester Road from Edge Lane ,numbers of students wanting to use the Metrolink particularly in the mornings and the need for a high rise building being out of place in the area.	11/27/2017 11:33 AM
167	Lowers rents to keep Stretford alive, it's like a ghost town. Bring in another supermarket, we can't live off aldi	11/26/2017 8:43 PM
168	The proposals appear to put the needs of the potential future student population above the needs of the existing residents and business's.	11/26/2017 8:12 PM
169	While I think the area would benefit for bars/restaurants, if these then consist of fast-food outlets and cheap take-outs then this would make the area look cheap and would not be appealing to those of us who would like to have access to pleasant cafes and bars. The statements above are very vague and ambiguous - what cafes/bars will be allowed and what exactly is meant by "community facilities"? Which part of the community will these be aimed at? What type of living accommodation and who will this be aimed at? Also, the masterplan document is very vague about who will be able to access the leisure facilities and indicates that these will be primarily for the students of the new university.	11/26/2017 2:37 PM
170	The mall clearly needs revitalizing but I think it's a real shame that we've already lost the market area. We should be supporting local small traders, not trying to offer half arsed competition with the Trafford centre and retail parks. What exactly will the facilities and accommodation be? The affordable housing disappeared from the original masterplan to be replaced by a plan for cheap poorly built student flats (for a student population that is in no way guaranteed to exist.)	11/26/2017 8:12 AM
171	The area around the A56/Edge Lane junction needs revitalising but the highways infrastructure needs to be addressed first. Levels of congestion and therefore air pollution are too high. Six lanes of heavily congested traffic are not a safe and attractive streetscape. Traffic calming measures need to be introduced with further space given to pedal cycle and pedestrian access. Returning the A56 to four lanes with wider pavements would encourage people to linger and could even accommodate café-style seating.	11/25/2017 4:29 PM
172	Traffic calming needs to be at the centre of these plans as the area is currently impenetrable in rush hour.	11/25/2017 4:00 PM
173	I simply don't trust the motives of the local authority because of the initial involvement of private interests (the sports university funded by wealthy footballers looking to get a return on their wealth after having their hotel proposal turned down). The redevelopment is reliant on businesses taking up the proposed 'new' spaces with cafes and restaurants. As the site stands, it is next to a major feed carriageway into Manchester. Who is going to want to site a business like a cafe or restaurant where no one is going to want to sit?	11/25/2017 3:46 PM
174	See above	11/25/2017 12:30 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

175	Would like to see the rest of stretford mall updated also more modern shops which will encourage people to shop	11/25/2017 9:20 AM
176	The council don't actually have a say in the mall because it is private ownership according to Theresa Grant Chief Exc. The council can't ensure the types and quality of shops and restaurants, bars and cafes that will trade as we have seen with O'Briens at the mall and the excessive number of takeaways/cafe places fronting Chester Rd Gorse Hill which overall are dirty and scruffy and bring into the question what sort of area the locals have to live in. There is a need for improved housing in the area which should be mixed residential of good quality NOT a student village of transient people who are highly unlikely to become part of the resident community. As for the intention to improve leisure and family facilities, I can only see that your proposals hold no proposal to improve anything with the idea that the local community might, just might be able to share in some of the student facilities. Sharing has been proved to have failed in the Gorse Hill area.	11/24/2017 2:34 PM
177	The answers are worded and weighted to produce a positive response. While it may be called a plan, it is missing much of what most plans have, a coherent and well thought out vision. Instead, multiple smaller projects have been thrown together with no effort to address the overall impact. I am most concerned about the loss of green space and the lack of concern shown to residents who will be impacted by the influx of a large transient student population	11/24/2017 12:17 PM
178	The reduction of speed limit on Chester road from 40 mph to 30 mph needs to be enforced with the installation of visible speed cameras. At the moment its seems like we say its a 30 mph zone but its actually ok for everyone to do 40 mph. its either one or the other. Without the introduction of visable speed camera I fear that with the introduction of the much needed pedestrian crossings at chester road/Edge Lane/Kingsway their is going to be a fatality. The area of chester road fronting the arndale and the junction at edge lane/Kingsway needs to be better lit. There are downlighters on the street lighting columns to ensure the centre area of the junction at edge lane/Kingsway is well lit but these have been out/not maintained by the council for a few years now. This is mentioned because pedestrians are in the habit of jay walking/crossing the chester road at night at various points motorists least expect them. The additional lighting would help motorists in this regard	11/24/2017 9:46 AM
179	The original master plan was to develop the town centre but we were never included in the decision to open UA92	11/23/2017 8:56 PM
180	demolish the mall, its out dated and more and more units are empty lets build more affordable houses on the land and introduce bars and restauants to fetch in the local people, as Stretford stands where are the restaurants bars etc, Stretford needs a total upgrade, the old Mall could become the centre of a thriving community	11/23/2017 3:20 PM
181	what is in store for the young generation growing up within Stretford area?	11/23/2017 3:03 PM
182	Local people should decide, not the council.	11/22/2017 8:34 PM
183	We want proper communities living close by not transient student communities. We want houses not high rises. Is the council jumping on funding for the university?	11/22/2017 2:11 PM
184	I would prefer it if the mall was completely demolished and a network of streets built, like most towns.	11/22/2017 9:37 AM
185	Please include a changing places facility so that those with disabilities have access too.	11/21/2017 8:47 PM
186	Proposals are vague. 'residential' opportunities and 'Evening' options. As this is so close to the proposed student union and main student accommodation campus need more information on what the plans are? Is it evening bars? Restaurants? Late night shopping, takeaways? As the survey shows the mall footfall is good how will the proposal increase it and get the right stores come/stay in the mall. Also traffic and increased CO2?	11/21/2017 8:46 PM
187	Stretford needs these things but I cannot see how the revised Masterplan actually achieves it! You aren't offering to spend any public money on the town centre at all!	11/21/2017 1:52 PM
188	Again I fully support the proposal and feel this development is long overdue.	11/21/2017 11:37 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

189	I would say that if possible the whole Mall should be demolished and a square or street approach be introduced. At the very least, if demolishing the south side, PLEASE do something about the INSIDE OUT appearance of the Mall - although you get used to it, it is incredibly depressing and has no architectural value whatsoever. What would happen to the car park? This needs to be underground or hidden perhaps? or linked to new housing - in the way that Urmston is. Please remove that awful yellow height barrier as soon as possible!! Stretford is a great place to live - easy to get to all destinations. What is going to happen to the Library? This could be a really great night time destination especially if the library were put into the new UA campus. I don't think the library should be changed into housing. Definitely along the lines of Altrincham market or such like. Would this be possible? How would it connect to the town? Can the Kingsway road be made into one lane and the underpasses be removed? Connecting the various parts of Stretford which have been divided by a four lane highway is a challenge. One lane either way and slower traffic could make a difference? Please demolish the Mall!!! I don't think a patch and mend approach to this is going to be successful for the next 40 years. It needs radical change.	11/20/2017 2:51 PM
190	How will a 20 storey block of student flats improve the local landscape of Chester Rd ?	11/19/2017 10:39 PM
191	Student accommodation would be better built next to the Kellogg's building as this area is not as residential . The sports village would be ideally accessed if on the lacy street site . This new centre must have as much access to the general public as the current centre . We do not want a student dominated activity plan they excludes children's swimming lessons , tiny teds mums and baby groups and other current classes. What reassurance can the council give us that prices will not be hiked up to access a brand new centre and why isn't so bigger than the existing centre if you assume thousands of sporty students will use it too ?	11/19/2017 8:27 PM
192	Can other parts of the mall be improved/demolished, rather than just the south? Will there be units available for independent food/drink businesses? Will there be additional resources and infrastructure for residents I.e. Doctors, dentists, transport? How is congestion and pollution going to be managed? Will there be green spaces? Is the style of accommodation now confirmed or subject to review?	11/19/2017 7:31 PM
193	The mall is clearly struggling and failing as a commercial entity. The proposals however do not provide sufficient information on the redevelopment to give me comfort that they won't result in a similar set of failed developments. The lack of engagement and realism around an integrated transport approach, sufficient facilities or showing sufficient vision.	11/19/2017 6:42 PM
194	I don't know what t Hesse plans are.	11/18/2017 7:20 PM
195	I made comments about a sports hall for the disabled/able body above.	11/18/2017 2:41 PM
196	Increase focus on green areas and cycle paths, with an aim to reduce car traffic.	11/18/2017 11:26 AM
197	The bullet pointed plans in the description are not enough detailed enough. What do you mean by living facilities? For members of the community to live in or will these be used by UA92? What "leisure facilities for public use?" On the whole a regeneration project is well overdue in the Mall and it would be brilliant to have a good shopping area and bars. Most of my own friends have to walk into Chorlton to access restaurants. You need to be specific in your descriptions.	11/18/2017 8:11 AM
198	You are not proposinger any changes at the Mall. They are. Where is the evidence to support your proposals?	11/17/2017 10:17 AM
199	More traffic disruption and ruining out green areas	11/17/2017 7:43 AM
200	Parking as previously stated	11/17/2017 7:07 AM
201	I agree with the need for new bars and restaurants. I do not agree with the housing or student and university dwellings	11/17/2017 6:12 AM
202	i would hope we would have a new supermarket with Tesco closing due to their arrangements they had on being allowed to build the big Tesco, Also a new DIY store as we have too many cloths shops charity ones	11/16/2017 11:32 PM
203	Please compel more of the Arndale to be demolished. It is too large. O'Brien's the bar needs to go as well as it is an eye sore and unpleasant to walk past. I think speed limits of cars in the area needs to be looked at. Yes speed limits have been reduced but speeds aren't being reduced. More cameras may help. I would love a56 to go underground in part.	11/16/2017 11:02 PM
204	I would like the developments to the town centre to run concurrently with the other developments, not be an add-on several years down the line.	11/16/2017 4:22 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

205	Your survey is TERRIBLE! The questions lead you towards agreeing to your plans. Was this on purpose? It is definitely not objective. I am of course in favour of redevelopment to the mall, but not without actual ideas to comment on. It needs to feel more like a town centre, with late access or preferably an open air section, like Chorlton precinct but newer. Why can you not CPO the clearance of O'Brians pub and use that rear space for a market open shop fronted area? Face it inwards, away from the road, make use of the beautiful church backdrop and mature trees. Create a town centre and give introductory rates for new businesses there. Create a space for the community to thrive. then link this up to the current mall entrance near Aldi etc. Add more trees, create nice spaces to sit, pedestrianised. Why am I coming up with appealing plans when it's your job?! Feel free to ask me for more information. I have illustrations of my ideas and I think if you used these for investment, it'd be a different story.	11/16/2017 4:13 PM
206	Agree with the proposals and intended outcome. I think the key to invigorating Stretford is to provide a unique selling point, and that has to be by promoting independent businesses for retail and recreation rather than just allowing generic chains to move in. As suggested, the key will be to encouraging and accommodating a mixture of residential developments. Encouraging first time buyers to the area to make a life for themselves in Stretford (and not just investment opportunities for landlords to rent) will be key.	11/16/2017 3:01 PM
207	As stated above ....	11/16/2017 1:59 AM
208	No offers on the table new business now.so let's get a load of students and see ! I know,kebab shops off licences more chippies . So the students go home and purchase clothes etc there ,rather their parents do So no use to Stretford apart from dumping their tasks away trays and litter. Oh and we pay more council tax,you joking!	11/15/2017 9:51 PM
209	Lacy Street council housing will look terrible next to a new build. I f the council are willing to update the estate and help residents it would be a start	11/15/2017 6:07 PM
210	These are not fair questions do I won't answer I think we should have some day and I have no confidence in the Council	11/15/2017 5:29 PM
211	Instead of nice restaurants and shops it will be cheap bars and takeaways. Stretford will be ruined.	11/15/2017 4:27 PM
212	It would be helpful to have a range of food outlets and cafes that cater for all ethnicities and food preferences, ie cater for vegetarians and vegans as well as meat and fish eaters.	11/15/2017 4:04 PM
213	With 1700 students living across the road, the Mall will not become the family friendly venue or the sophisticated evening venue you seem to be imagining, it will be filled with fast food outlets, student bars, and all the detritus that comes with it. The same reason applies as above, students don't care about where they live, they don't have to stay, we do.	11/15/2017 1:09 PM
214	Will accomadation be for residents or students? If the latter then no.	11/14/2017 11:31 PM
215	It is not clear what you intend to do with the space left when the buildings are demolished? More detail is needed on what exactly you mean by 'Provide additional living accommodation' and how you intend to improve family, community and leisure facilities.	11/14/2017 9:29 PM
216	All good plans, I welcome them. However I would like the housing to be at least partially social housing - Stretford is desperate for more. Also, how are the leisure and restaurant outlets going to be attracted? Public money is needed to attract and keep them.	11/14/2017 8:21 PM
217	I agree with partial demolition of the mall but am concerned with the Lacy St proposals	11/14/2017 8:04 PM
218	The proposal to build residential accommodation on the south side of the Mall may conflict with provision of bars, restaurants and cafes which will increase night-time use and may be noisy and disruptive for residents. On the other hand, accommodation for retired/elderly residents might be useful so that they are close to amenities, shops, buses and social activities in St Matthews hall.	11/14/2017 7:52 PM
219	The mall definitely needs an overhaul. Exactly what leisure facilities would be introduced for families? This is not clear. The Essoldo should be for everyone not just students, the residents have other suggestions which would make it suitable for all the community such as a cinema again, a market hall. I really don't want to see this just given to students. Will the centre be made more green?	11/14/2017 7:20 PM
220	Who wants to sit and eat a meal or have a drink whilst breathing in the lovely exhaust fumes from the 6 lane High Way	11/14/2017 3:58 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

221	- Car parking should be considered, as the Stretford mall car park is a nightmare already at the weekend - what incentive will you be giving businesses to set up here? rents in the mall are very high compared to neighbouring chorlton etc? If I were a business I would just set up there. - The actual buildings are horrendously ugly is anything going to be done to address this? - the new 30mph speed limit down Chester road is not adhered too at all, as a pedestrian crossing the main / busy road this is very nerve-wracking. People regularly jump red lights and its dangerous. I would recommend a speed camera.	11/14/2017 10:35 AM
222	To see more grammar schools in the area and educational centers for children and youth.	11/14/2017 10:09 AM
223	Need to do something about the negative effect of Chester Road - noise, fumes, difficult to cross - why is the underpass closed?	11/13/2017 11:33 PM
224	Again more living accommodation no , need to get facilities first.needgps trams running .etc etc	11/13/2017 10:35 PM
225	I would like to see the town centre developed, but don't see a focus on what would benefit the local community. The council need to encourage more grocery stores in the local area.	11/13/2017 8:51 PM
226	I own a house on Nelson Street, just off Lacey Street. I am concerned about flytipping as that is already a significant issue in this area. I am concerned about safety, after dark there are very few working street lamps in this area, building high rises on the Lacey street site would increase the uncomfortable feeling when walking around our town after dark. Many people already feel that they were misled the the original master plan and the resulting roadworks to the Chester road junction, it very much feels like this is going the same way. Developers and council seeing the £'s rather than aiming to improve the quality of life for the current residents of Stretford.	11/13/2017 7:33 PM
227	Cut down on the barriers around Stretford. Give the people of Stretford somewhere to be proud of. Flowers, trees, greenery the place. Make the best of the central reservations (of which there are many). Barton Road reservation is crying for beautification. Trafford does not treat Sale, Altrincham with the disgust and contempt it treats Stretford. If you continue to treat the place is a shabby manner the people will also do the same, this is not fair because we want more for Stretford. Tidy the uneven pavements. Help the businesses to attract passing trade. So far the barriers are not only a nuisance to the residents but also to the shops.	11/13/2017 6:21 PM
228	you state you will provide additional living accommodation.....who for? we need more affordable/social housing not student flats that look cheap and nasty.	11/13/2017 5:25 PM
229	Please see previous note. In addition I do not agree with restaurants and bars as Stretford already has enough of them. What we need is a good shopping center with affordable shops like Primark. I used to shop regularly in the Mall but as so many businesses closed down it was no longer worth going there. The Trafford center already caters to the high end, designer etc. What we need is affordable shopping, vibrant indoor market and character. Every where you go is just the same old places e.g. costa coffee, starbucks, macdonalds, large supermarket chains and clothing chain stores. Affordable brands like Primark etc interspersed with diverse businesses like Unicorn Organic shops, Halal grocers, Afro Carabean hair products, vegetarian cafes, haberdashery etc like old high streets used to be would make Stretford much more vibrant and different from every other town center.	11/13/2017 11:19 AM
230	I think bringing more residential into Stretford Mall would be good. Whilst bars etc would be good, Stretford needs proper shops. Many people do not have private transport or don't have access to the family car all day. They need to be able to walk to a full range of shops. Looking at Chorlton, the balance of cafes to proper shops has gone too far. It is difficult to buy hardware, clothes, stationery, shoes, tools, and many other things.	11/12/2017 10:56 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

231	<p>Sir/Madam I would like to raise serious concerns about ua92. I am a resident of stretford and live on Cyprus Street and as such the development will take place very close to my home. Whilst i agree that Stretford needs investment I believe that the redevelopment plan is ill conceived and will have a severely detrimental impact on our community. I do not believe that local residents have been adequately consulted about the proposals. There has clearly been an attempt to not involve local residents until late in the process and the current attempt is not proper consultation as there is already a pre ordained plan of what the end result of this consultation will be. If Trafford council were committed to a proper consultation process locals would have been considered at an earlier stage and would have been asked to contribute as to what form the development would take. It feels very much that the needs of private property developers are being put over those of local people and the way that the consultation process has been implemented feels bullying and intimidatory with leaflets that suggest that if we don't accept ua92 we will get nothing. There are extremely basic issues of infrastructure that haven't been taken into consideration. All the residents of the student village will be required to register with a GP. The closest practice to the proposed site is the Delamere Centre. Resources at this practice are already extremely stretched, to the point where it is difficult to get an appointment. This situation will be exacerbated by large numbers of students registering there also. Trafford council are not responsible for commissioning GP services and so it is hard to see how this problem will be rectified. If the CCG had the funds to commission a new practice they would have surely already done so. A similar problem exists with public transport. Stretford is already inadequately provided for and, again, if large numbers of additional people begin to use the service there will be additional issues with overcrowding. Trafford Council have no way of persuading metro link or stagecoach to provide extra services as they are private companies that are outside of the councils influence. The argument for ua92 seems to be that it will bring additional revenue to the area. There is no evidence whatsoever that this will benefit local residents. This point is based on completely bankrupt neoliberal thinking, which says that if people come to an area and spend money the benefits will trickle down to residents. However I can think of no examples of this happening and it seems hard to see how this may happen here. Students spending money with private retailers seems a poor payoff for the disruption it will bring and it seems difficult to see what benefits it will provide. I work at the university development in Hulme which is much bigger than ua92 and there is no evidence of that these supposed benefits have occurred there. If the argument is that ua92 brings jobs how are Trafford Council to guarantee that these will be none zero hours contracts and that workers will be able to unionise? If the leisure centre is reopened in a university building what guarantees are there that local residents would be able to have the access we currently have? Similarly for the library? Will the same groups for children run in the new private run provision that currently run? Why should residents have public services in private run locations? What guarantees are there that the university change rules and terms of access to benefit students over residents Again the council seems to have not considered this or doesn't care. Again there doesn't seem to be any guarantees, like everything with the plan it seems that we are expected to take the council on trust when we have already been lied to about the development in the first place, thinking from a council which has already lead to us having what essentially amounts to a motorway driven through the centre of a residential area, that has lead to us having a refuse collection and street maintenance service that is not fit for purpose? What guarantees have local residents have that HMO s don't turn the area into a student ghetto like Fallowfield? We moved to our street because it is a family area and not to have our streets taken over by private landlords exploiting an already overheated property market. Stretford urgently needs investment in infrastructure, education and housing done in proper consultation with local residents but not</p>	11/12/2017 7:50 PM
232	I'm concerned about increase in traffic, and the need for adequate parking.	11/12/2017 4:50 PM
233	Lacy Street car park used by people using Metrolink .Loss of this facility will result in cars being parked in residential streets all over the Edge Lane side of Stretford making life very difficult for residents living there. Do not build on Boat yard park cars there and if sorting office and adjoining building are being closed use that space for further car parking Can G.P.surgeries cope with with a potential increase in patients?!	11/12/2017 2:38 PM
234	Reduce traffic on Kingsway so that the mall could be opened up and restaurants/cafes could have outside seating	11/12/2017 11:57 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

235	There are too many unanswered questions about the impact of the student accommodation, the impact of public transport in the area, the lack of investment in cycle paths to/from the proposed campus, the compulsory purchase orders for the Essoldo and nearby buildings, the impact of several thousand students on health provision in the area (especially as Trafford General seems to gradually being downgraded), the impact of the potential loss of leisure services and no specific details about how this will be guaranteed with the new facilities, the impact of the change of use of Turn Moss on local residents and the groups who use that area etc etc etc. Lack of transparency regarding the whole process is also a major issue.	11/12/2017 10:34 AM
236	This proposal does not address the major challenge for Stretford which is the A56 I am concerned that without this investment for restaurants bars and cafes will be fruitless.	11/12/2017 9:04 AM
237	I would like to see more educational and health facilities.	11/12/2017 12:36 AM
238	Introducing spaces for restaurants, bars and cafes would bring in more people but it would also bring in more vehicular traffic, noise and anti-social behaviour. Having seen what it has done to Urmston, thought has to be given to bringing in new shops. Already Tesco is closing down leaving only Aldi as a primary supermarket. Stretford has a large population of elderly and mothers with babies and young children and disabled. Not everyone wants to shop at Aldi, they want choice. These groups are being forced to shop where they might not want to shop, or to travel to Gorse Hill or Urmston. Improvement on leisure and family orientated facilities and community facilities is a great idea but these things do not feed families - a need for thought into the more practical things is needed. The idea of restaurants, bars, cafes, leisure and community facilities indicates that the local people are not so important as what sort of income can be generated for new ventures and the council	11/11/2017 12:35 PM
239	Until it is clearly explained what the redevelopment will look like and how this could benefit small, local independent businesses. Rent and rates are currently too high for local businesses to survive.	11/11/2017 9:13 AM
240	Your survey is very loaded	11/11/2017 7:41 AM
241	I have no idea what the design is... will it be of quality? How will you address high rents in the mall and what about hours of access. Proposals aren't clear enough yet to get my vote.	11/10/2017 7:05 PM
242	I am concerned that decisions will be made to benefit the student population. I am concerned that locals will not be able to access public facilities.	11/10/2017 5:09 PM
243	Just don't ruin the Essoldo	11/10/2017 4:18 PM
244	As stated previously	11/10/2017 2:55 PM
245	Transport is not adequately addressed. segregated cycle lanes and pedestrian priority need to be first and foremost - then active frontages on the mall could stand a chance of working.	11/10/2017 11:13 AM
246	Facilities at Turn Moss - lack of access to residents and local schools Loss of leisure centre for residents Scale of student residential area affecting transports and local amenities Positioning of residential area next to newly widened roads, with reduced pedestrian crossing access	11/10/2017 10:56 AM
247	I don't think the proposals go far enough. To make the town centre attractive I think either the road needs to be narrowed to give roadside space back to pedestrians, or the mall needs to be demolished and a new shopping street developed which faces away from Chester Road, possibly built around a public square or garden where cafes and restaurants can have outdoor seating away from the traffic. The "improve" proposals listed above aren't at all detailed enough to give an idea of how this new provision might look, but I'd like to see more sport options available round there, and definitely agree with more living accommodation - for permanent residents, not just for students (I believe that the new student campus might otherwise meet this "promise" without actually benefiting the permanent community).	11/10/2017 10:34 AM
248	I think the mall should be demolished entirely. It is an eyesore and no longer fit for purpose.	11/10/2017 9:20 AM
249	The proposed tower block is an eyesore and is totally out of keeping with the surrounding area. The canal will be closed in, rather than opened out. Chester road is a barrier to accessing the Mall made worse -and dangerous- by the reduction in safe crossing areas, particularly given the proposed vastly increased population living on the South side of the road. The reduction in parking whilst putting in a tower block is not compatible, nor in keeping with the surrounding residential buildings. A better proposition, were a university hall of residence to be built, would be to have it above the Mall. The Southern side of the Mall could have the student accommodation built above it, which would make it safer for students and improve the Mall. It would also be lower, as the Mall footprint is larger than the proposed site.	11/10/2017 9:18 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

250	The mall needs updating. But not sure about more accommodations	11/10/2017 9:07 AM
251	The changes to roads and pedestrian footpaths and the disruption caused by the works would outweigh the benefit of any redevelopment.	11/10/2017 7:16 AM
252	I am unable to choose any option which reflects my opinion. I was forced to select one, in order to continue with the survey. I have major concerns about the entire concept of 'developing the town centre', and of what Trafford considers to be 'improvements'.	11/9/2017 11:21 PM
253	I think you're destroying the only part of the Mall that actually had any vestiges of it's original charm, especially the windows around the market hall. I understand the need to develop the area, and I think that the Essoldo and the canal are the best areas for restaurant / bar development, not the mall area. I also think that purpose built student accommodation should be prioritised around specific areas, rather than allowing student HMOs to proliferate in the area.	11/9/2017 10:37 PM
254	I live on the lacy street estate and am concerned about the amount of people using the estate as a walk through, creating more rubbish and noise and parking which is already a nuisance to residence who are not able to park outside their own homes due to workers from the arndale/using the tram and parking for free all day. the safety of the children that play on the street and the effect it will have on the value of our houses	11/9/2017 8:33 AM
255	However this won't happen with thousands of students we want a thriving town for residents and homes for our families	11/8/2017 10:23 PM
256	Maintenance of all areas of gorse hill and Stretford in respect of Chester Road frontage. This is partly done by a few volunteers at present. First impressions are everything. Take a look around Altrincham hale etc... we are the poor relations	11/8/2017 9:50 PM
257	Again, there is not an answer that represents my views. The mall needs totally reevaluating as a part of the town centre. It is not suitable to meet the needs of the existing community. It is unlikely to change with an influx of students - simply attracting further low budget shops.	11/8/2017 9:25 PM
258	We don't need Costa Coffee, Starbucks and the usual branded bland commercial nonsense. Its real families here - we need fruit and veg! stop making it impossible for buisnesses to open in the Mall, its obvious the council has been squeezing buisness out. Your all crooks.	11/8/2017 5:51 PM
259	Again I feel for it to work it needs o'briens to be demolished and a fresh start. The local shop lifters use the pub to sell on goods. The use of cannabis is strong from outside the pub. The upkeep is completely awful they have run it down.	11/8/2017 3:02 PM
260	Whilst this in principle sounds great, the devil is in the detail. We all agree that Stretford needs to be invested in, but not to the detriments of the local community. Council needs to be open and honest what specifically they are proposing in terms of those improvements.	11/8/2017 3:00 PM
261	What will be done to incentivise retailers to open in the mall? Will new accommodation be affordable for local residents? Renovations to the mall will be pointless if O'Brians pub is to stay	11/8/2017 1:37 PM
262	I support the start of this work by the owners and hope they continue to demolish unused parts of the mall.	11/8/2017 1:36 PM
263	Providing additional green space in the area is vital to ensure the wellbeing of local residents and to protect and encourage biodiversity in the area. Redesigning Stretford town centre would provide an ideal opportunity to create green space, which would contribute towards the aim of improving community facilities.	11/8/2017 1:10 PM
264	The changes to the junction so far have been nothing but useless in terms of improving safety for pedestrians. For improving traffic flow or improving the look of the area. The addition of up to 3 huge tower blocks on the edge lane chester road corner is nothing but an eyesore and blot on the landscape. The leisure facilities will be inadequate considering the influx of student numbers. What is proposed to be built at the Stretford Mall demolition site? I ONLY agree that the Essoldo building needs renovation and to be used. Student hub? I don't know. ...	11/8/2017 10:16 AM
265	flatten the whole precinct, build new houses there, then a smaller shopping area, we don,t need students who would not care about the area, look after who live there now,	11/8/2017 9:12 AM
266	The proposal of a University concerns me as I fear what this will do to the local properties. I already know many people who want to sell and worry that will open up the possibility of a lot of student housing. This will drastically change the nature of our community. I am also concerned about the types of restaurant that will open up, I feel this will be more for students i.e. Takeaways and not good quality restaurants and shops. I am also conferences about the lesuire facilities being placed at the university and shared facitiles. I feel this will be very over subscribed.	11/8/2017 8:21 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

267	20 storeys is too high and unnecessary. Protect as many trees as possible. Not hippy dippy.. buildings are fine but not so without clean air. The pollution off heavy traffic in Chester Road is noticeably lowered by the trees.	11/8/2017 7:12 AM
268	The additional living accommodation you are suggesting is for temporary/migrating residents. This will cause chaos with services, trams and roads for 8-10 months of the year then create a ghost town. We dont need that. We need more affordable housing for people who want to live in our community. For families like those who live here now and make stretford the amazing community it is. Development by way of low rise apartments and town houses with restaurants or bars along the canal would be a much better proposal. I agree with the demolition of part of stretford mall but it has to be replaced with something tasteful and increased parking facilities.	11/8/2017 6:45 AM
269	I would like to know more about the proposed accommodation. I would like to see green walls on the side of the arndale and carpark, similar to those at Stretford Town Hall. I would like to see the stretch of Edge Lane that includes the frontage from Tram stop to Bricktop included in Town centre improvement plans.	11/7/2017 11:28 PM
270	Student accommodations n on the busiest road into Manchester is a joke	11/7/2017 11:18 PM
271	I have concerns over the planned build of the high rise student accommodation. I think that this would be to big and to high for the area and im also concerned about the impact on the environment at Turn Moss.	11/7/2017 9:10 PM
272	The development of the centre seems ambiguous at best.	11/7/2017 9:06 PM
273	Object to the proposed plans on the basis that this will disrupt the balance of the community. By all means, redevelop the Stretford Mall site and build on the Kellogs site but a focus on students and university is a kick in the face to residents. Object to the removal of trees.	11/7/2017 8:33 PM
274	Again the question is biased. I am concerned about transport, there doesn't seem to be any consideration of impact on traffic and public transport. I am concerned about loss of mature trees.	11/7/2017 6:16 PM
275	New space for restaurants cafes and bars is an excellent idea but the current proposals of the new student village and apartments will not bring the mix needed to our area . Families are moving here in large amounts due to good schools and transport links but no mention is made of the plans to improve schools and services that are already stretched .	11/7/2017 2:13 PM
276	A youth advice and information/careers centre in the new area of the mall. This area has high unemployment. We need to support our young people.	11/7/2017 1:33 PM
277	Will these benefit locals or will they be for students? Many bars in Fallowfield ban local people during term time. So the housing be for local people? Will it be affordable?	11/7/2017 1:09 PM
278	Again, where is the needed information? How does this relate to the university?	11/6/2017 10:59 PM
279	I do think Stretford Mall needs redevelopment. However I would want to ensure that there was demonstrable benefit to the local community in terms of the businesses attracted to the revitalised centre, when the disruption is taken into consideration.	11/6/2017 9:59 PM
280	The accommodation should be affordable and not just for student.	11/6/2017 9:00 PM
281	The density of the proposed student accommodation (1700) In a single, small location is too much. The proposed height of the blocks with one of 20 storeys and the others not much lower will dominate the area and not in a good way. Not since the late 60's have blocks of flats been built in Stretford exceeding 13 storeys and now is not the time to start, if nothing else of the grounds of safety. A rethink of the student density on this site should be reduced significantly. Should it be necessary there will be time in the future to accommodate students in other sites in the borough. You have proposed the creation of a bars and restaurants within the town centre. If these are anything like the student-centric venues we have seen in Manchester they will not attract the average resident or families in Stretford and will thus not attract residents to the centre.	11/6/2017 5:47 PM
282	sports/swimming facilities better and open links into the canal	11/6/2017 5:05 PM
283	Unfortunately I cannot agree to anything until there is more information available. Having attended the first consultation event at the public hall, I felt the presentation lacked factual information about the responses received by the council thus far. All we got was an anecdotal account, poorly presented	11/6/2017 3:09 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

284	Very supportive of the plans that are being put in place. Stretford definitely needs a make over as its been neglected over the years. The Stretford Mall is only half full with shops and even them shops are terrible. With Tesco going as well now there needs to be a change and new bars and restaurants would help incredibly.	11/6/2017 2:25 PM
285	We live at the back of the Mall (Church Street) and think it needs a new looks, more appealing.	11/6/2017 11:38 AM
286	The roads need to give priority to pedestrians of Stretford and not the cars coming to and from the more affluent areas further up the road. Last week I was waiting for four minutes to cross the road at Edge lane whilst the crossing changed to red to enable me to cross.	11/5/2017 8:46 PM
287	Again I am concerned about the overwhelming feeling of buildings and hope that trees and landscaping will be integral to the designs.	11/5/2017 8:05 PM
288	Doesn't this mean more chaos after just finishing the Edge Lane subway rebuild? I think the Mall was a mistake from day one and just got worse and worse until becoming a dump! I would hope that if you do rebuild it that you don't use the same architect/designer!	11/5/2017 6:53 PM
289	I live near stretford marina and more housing developments may lead to over subscribed schools. The canal is a great benefit to the area and could be improved	11/5/2017 12:16 AM
290	I live near stretford marina and more housing developments may lead to over subscribed schools. The canal is a great benefit to the area and could be improved	11/5/2017 12:15 AM
291	I am all for development of Stretford but NOT the university vanity project which will not enhance stretford.	11/4/2017 9:02 PM
292	There should be some social housing that is affordable for stretford residents. That the majority of the accomodations is sold to local people not just wealthy investors.	11/4/2017 8:51 PM
293	I don't know enough about the proposals - it all depends on the details E.g. what types of restaurants etc. will they be? High calorie fast food outlets would not be beneficial to the health of the area.	11/4/2017 6:35 PM
294	This proposal is very vague - what type of housing? What type of restaurants, bars and cafes and what family orientated and community facilities exactly? I do agree however, that change is required. The restricted access, opening hours and higher running costs of a small shopping mall unit are unattractive to many retailers. Opening up the South side of the mall would help to attract more retail/leisure tennents.	11/4/2017 3:17 PM
295	When are detailed plans going to be put out and how is this regeneration being funded. I do hope our council tax is not going to increase as a consequence.	11/3/2017 9:10 PM
296	1. More trees and planting please all over Stretford. Trees instantly bring a good feel and upgrade the area. 2.We need to make a quality classy nightlife ideally making a feature of where the restaurants and winebars are e.g. Beech Road in Chorlton or the Market Place at Altrincham. Our equivalent could be the stretch up the bridge to the Met. If all these were restaurants and bars it would be lovely. People would get off the tram and be there. Maybe we could make use of the canal that runs under. 3. Any new builds need to be designed nicely so they are not just an ugly modern concrete block with small windows like seems to be the style thrown up in areas like Stretford. Some nice flats were built in Sale and Altrincham that look older and have a few peaked roofs and Tudor style cladding so the same consideration to design could be taken with Stretford. 4. The old bingo hall (blue and black art deco building). Could it be a theatre like the Garrick in Altrincham? If not, possibly an old traditional pub or a market hall.	11/3/2017 5:13 PM
297	I feel a more comprehensive approach to the town centre and in particular Stretford Mall would be preferable. Ultimately the future success of the mall as a comparison goods shopping destination is far from guaranteed particularly with changes in shopping habits, the continued success of The Trafford Centre and the move of some retailers to White City. The centre would benefit from being redeveloped to create a better mix of uses including residential, restaurants, service uses and convenience retail focused on serving the local area better rather than the mall's previous role serving a wider catchment. The best way to achieve this would be through a more comprehensive rather than piecemeal approach to redevelopment. The long leaseholder is therefore likely to require support from the Council to achieve this. Such an approach may be more viable once the Lacey Street site proposals are further progressed. It would be preferable to wait longer for a better solution for the town centre.	11/3/2017 4:02 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

298	Disagree strongly with the plan to build student accommodation at Lacy St for reasons already given (this from my experience as an academic and adviser working in halls of residence at Manchester University). Disagree with the rumoured refurb of the Essoldo into a student's union for reasons given.	11/3/2017 12:21 PM
299	No more supermarkets or retail warehousing needed	11/3/2017 11:36 AM
300	I would prefer to see a complete re-development of the shopping mall. it is clearly an old mall (I remember it in the late 1960s) - I am not convinced that a partial re-development will ultimately save the centre.	11/3/2017 10:59 AM
301	i do not think that student accommodation in the scale stated will be a good thing for Stretford mall and the surrounding area. I live on the same estate that this is planned for and already have problems with parking, littering, dumping, kids hanging about etc. we also have macdonalds horrendous traffic and the student accom will make this so so much worse.	11/3/2017 9:55 AM
302	No more housing as public services locally are already stretched. You can't an appointment at the doctors surgery, parking is atrocious and there are just so many residents that's it's suffocating!	11/3/2017 9:26 AM
303	We need to have a cinema back in the area and a bowling alley; Stretford could be similar to Parris Wood in Didsbury.	11/3/2017 3:56 AM
304	i am concerned that the university facilities will attract buy-to-let landlords and spoil the family nature if the area	11/2/2017 11:44 PM
305	It would be amazing to see the space used better especially if it could be used by local traders or companies more.	11/2/2017 10:19 PM
306	Generally happy that the area is being improved, although would find bars to be steering away from the family feel	11/2/2017 8:54 PM
307	Stretford has been abandoned and is in desperate need to be brought up to date with the 21st living restaurant and bars will generate more business in the area and job opportunities & create more social & leisure on our doorstep	11/2/2017 7:53 PM
308	I would like to see investment going into the mall but would like to see shops and services for the local residents as well as the students.	11/2/2017 7:43 PM
309	The roads can't cope with the traffic so I hope there are plans to ease traffic	11/2/2017 7:18 PM
310	I am concerned about traffic and pedestrian and cycling provision on Chester Road I am concerned about the loss of open green space at Turn Moss. How is Longford Park affected? Will any of the less popular sports facilities currently at Stretford Leisure Centre be lost eg table tennis? Will Leisure Centre staff keep their jobs?	11/2/2017 7:17 PM
311	Concerns about additional accommodations	11/2/2017 6:57 PM
312	Student accommodation blocks too big. No issues with students but not 6000 as suggested	11/2/2017 6:32 PM
313	Student accommodation which may have a negative effect on the local community.	11/2/2017 6:17 PM
314	It may be very good, but i'm not convinced the governance and capability in the council will deliver what is suggested by the plans.	11/2/2017 6:13 PM
315	The plan will not help or benefit the majority of residence in trafford. The number of shops are now so limited I now shop elsewhere outside of trafford.	11/2/2017 5:55 PM
316	Not enough information to be specific about - the decisions are being made without involving us	11/2/2017 4:53 PM
317	I have already raised my concerns in the previous question. I have looked at the proposals for Sale town centre and as usual Sale gets the best of everything - tree lined streets and more public spaces etc where as Stretford gets a monstrosity stuck in the centre and thousands of students.	11/2/2017 3:01 PM
318	I would like to see the development support the Stretford Public Hall. Utilise its connection with the community to develop joint ventures and enhance the neighbourhood.	11/2/2017 9:16 AM
319	With the exception of further tower block. Would like to see a local cinema and new leisure and retail businesses	11/1/2017 7:00 PM
320	None of this will matter as long as there is a motorway that cuts through the middle of the town. Traffic reduction should be a top priority before anything else.	11/1/2017 4:07 PM
321	it is not going to be family beneficial with 1700 students in the area	11/1/2017 12:23 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

322	I disagree with the proposal to build additional living accommodation - if this is referring to the student accommodation proposal. The shopping centre definitely does need regeneration too - lower rents for businesses and more flexible contracts plus support for independent businesses would encourage more retail and commerce in that area.	11/1/2017 12:03 PM
323	Keep an open space that is fluid to different events , such as food and craft markets , concerts , etc	11/1/2017 10:19 AM
324	The proposals do not 'develop the town centre'. They clear the way for an over-sized private development, removal of green spaces and the construction of more housing and unspecified 'gateway' buildings.	11/1/2017 8:19 AM
325	The planning application does not state what you propose- it simply states that the area will be landscaped with trolley storage and access for bicycles. The survey is therefore misleading as an application has not been put forward to build on this land.	10/31/2017 9:46 PM
326	Stretford Mall is in desperate need of investment and development. The jobs created with the new shops should be ring fenced for residents in Stretford and students should be restricted in the roles and shifts they can be employed into to protect jobs for local long-term residents.	10/31/2017 10:22 AM
327	My response on the above does not include the proposed number of student bedrooms. However investment into the Mall and town centre isn't a bad thing.	10/30/2017 7:53 PM
328	Stretford Mall is in urgent need of redevelopment. I urge you to remove the roof in order to keep rent low for incoming businesses and also redevelop it like Urmston as this now thrives. In order to bring students in you need to make it look attractive and welcoming with many independent cafes/coffee shops and green space to sit, eat, relax or work. Also by keeping it cheap/price of cafes/shops relatively low yet popular it will allow the community to use it (as it is a poor area with lots of elderly too). As a student myself this is what I look for.	10/30/2017 7:09 PM
329	The additional housing is not of the required type (as- most in demand), is overpriced in terms of what local residents can afford- and local residents should undoubtedly benefit from any additional housing. For the vast amount of money involved, more appropriate and cost effective plans would better suit the demographics of the area.	10/30/2017 4:20 PM
330	My concern relates to O'Brians Public House remaining after demolition of Southern side of Precinct, because if you want to attract other businesses & new housing in that area & want it to be family friendly, then I suggest demolition of O'Brians also. The main reason is that, how it is at the moment, it's far from family friendly.	10/30/2017 3:18 PM
331	Ensuring that the community are engaged and part of the masterplan developments will be key to ensuring that we go far beyond creating a student village as the actual primary development and anything else that comes from that being seen as secondary. It will be the constant residents that are the council tax payers (students being exempt) and residing in Stretford 12mths instead of 9 that need to be at the heart of the plans. Firm contractual bound offers need to be specified in terms of access at any time to the leisure complex, library & Turn Moss to support concerns that residents will be excluded at certain times. More detail in terms of the mixed use of the Lacy St development need to be specified as this seems vague at present.	10/29/2017 8:37 PM
332	I am supportive of the majority of the proposals forwarded by the 'master plan' other than the proposal for residential development on Cross Street. As a resident of the street I am against this proposal because I feel that our green spaces need to be protected-the age and size of the trees act as a natural barrier/filter to the CO2 emissions from Chester road, act as a natural sound barrier and add to the picturesqueness of what is a heritage sight. Furthermore, I would be very worried about parking as it is already very busy- particularly on match days.	10/29/2017 6:50 PM
333	Not enough parking, around the area, for the extra volume of traffic, as we don't want to lose any green space around the area.	10/29/2017 1:59 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

334	<p>Whilst I agree that it is necessary to make the town centre more attractive and to attract additional footfall, I am concerned that these initiatives will have a negative impact on those who live near the town centre. On-street parking (for those streets that do not have residents' parking), litter and fly tipping, graffiti, anti-social behaviour (including in the parks, and on major routes to and from the mall—e.g. up and down Pinnington Lane, Victoria Road, Moss Road, etc.), and overburdening of key services (transportation, GP and dental surgeries, etc.) are already significant problems. Trafford Council and Amey have already shown little interest/initiative in addressing existing problems of this nature. Will extra resources be provided to ensure that existing residents of the area do not suffer from an increase in these problems when more traffic (pedestrian and vehicular) to and from the area—and a large influx of new, transient residents in the student accommodation—develop?</p>	10/29/2017 11:31 AM
335	<p>It is mentioned in the refreshed masterplan document that there are lots of unsightly facades and buildings that will be redesigned including the mall. What will these look like? What materials will be used? Where will they be sourced from? Will it be artwork or plain brick? Is there a theme or style? I'm concerned that the new retail opportunities will be tailored towards the student population and include lots of unhealthy take aways. I'd like to see a range of healthy shopping options in Stretford. There is currently no where to buy vegetables other than the supermarkets, there is not a high quality butchers, just the discount butchers in the mall. I feel like there is a market for both high quality artisan foods and discount stores and many residents would like the opportunity to buy from both types of retailer.</p>	10/28/2017 2:56 PM
336	<p>The plans are great, my concerns are purely selfish in that I live on the Christie Road estate right at the back of Stretford Stn which puts me in the middle of what will become one very large building site and all the disruption that brings.</p>	10/28/2017 1:27 PM
337	<p>The increase in residents to the area requires more facilities that have not been announced as part of the refreshed masterplan. Two that spring to mind are a new GP surgery and investing in a street cleaning vehicle to keep the new public spaces clean and free from rubbish. The new retail opportunities need to serve both students and residents. I am concerned that they will be filled with unhealthy takeaways. There needs to be healthy eating options including a grocer, there is currently no where to buy vegetables other than the supermarkets, and a good butcher. I believe there is custom for both discount fresh foods and higher quality more artisan foods, residents would like to have both options so we can buy good quality sometimes and a cheaper option as well for the end of the month.</p>	10/28/2017 12:57 PM
338	<p>Currently I feel Stretford is not a good place to walk around. Chester Road is oppressive. I understand that Chester Rd is not going to move, however I believe there are some parts of the road that are shrubby, but wide and these should be changed to a pedestrianised path that follows the road. It should be very well lit and not covered in any way. The mall should also have a pedestrianised road leading up to it. There should be plenty of parking space at the mall. The mall car park ground level, is terrible, the signs are terrible if you can even see them. All new flats should be built with underground parking. Local and or independent businesses should be encouraged and given benefits to set up in Stretford, try to discourage chains.</p>	10/27/2017 4:09 PM
339	<p>as previous comment - how is it proposed to increase the evening life in Stretford.</p>	10/27/2017 11:48 AM
340	<p>It will be nice to see a smaller more vibrant Mall fully occupied.</p>	10/27/2017 9:39 AM
341	<p>There is no town centre and that is the problem, one needs creating. Knocking half of mall will create space but what happens with that space next to an eyesore of a pub. A nice square where you could hold a market and have surrounding bars, shops, restaurants would be lovely. Stretford needs a centre as in Chorlton with some independent shops, banks, attracting families as well as students etc</p>	10/26/2017 3:04 PM
342	<p>It would be fabulous to have some leisure facilities in Stretford as suggested - cafes, bars, restaurants.</p>	10/26/2017 1:52 PM
343	<p>Low properties similar to local ok not high blocks and make them green eg solar panels recycled water etc lets see if we can start a truly green environment friendly little village put Stretford on the map for good</p>	10/26/2017 11:01 AM
344	<p>I can't share my ideas with you as I don't know what is being proposed. Have any businesses been approached yet to ask if they would be prepared to invest in Stretford? If so who are they? Where do you anticipate they will be located, will existing Stretford residents be comfortable using them if they are "on campus"? What type of businesses will they be. Will they be geared to the student market, families, cafes, clubs, bars, what, Who ?</p>	10/25/2017 9:02 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

345	I live very close to the town centre. I disagree completely with the proposal to site student accommodation on the Lacy Street site. The proposed height of this is frankly ridiculous.	10/25/2017 8:16 PM
346	I don't think you should demolish the south side of Stretford Mall. I think you could make that into a community area, and develop the market concept. You could encourage smaller businesses to set up there eg like the "Traders Outlet" in Sale. We have very few decent shops in Stretford to draw people in, the town planners should be developing ways to make it more attractive. The toilets are disgusting and need some attention. We don't need any more restaurants or residential accommodation, we need to provide a QUALITY, VARIED, PLEASANT shopping experience.	10/25/2017 2:17 PM
347	I agree with 'New King street' going down to one lane in each direction - priority being given to cycling and pedestrians - creating a new high street will bring great benefits to Stretford	10/24/2017 6:09 PM
348	As above, we need some open spaces to enjoy	10/24/2017 11:39 AM
349	What is the scale of the development. Will it be aimed primarily at the new students or people who currently live and work in Stretford. How will the construction be managed to minimise the impact on people living in the area and journeys through the area on the main connection out of Manchester. What will be done to encourage sustainable travel once built. How will deliveries to and from a large new complex be managed to ensure they are sustainable and impact on the local area minimised. What specific facilities will be provided and open to the public. Will the focus be primarily on getting local businesses into the premises. How many people will the living accommodation provide for.	10/24/2017 10:30 AM
350	The area surrounding the Gorse Hill pub with a multitude of fast food outlets should be addressed. It is an eye sore and does not promote healthy eating for a growing generation, it simply profits from matchday revenue and footfall but does not provide a welcoming feel for residents. The potential for this area is huge (bearing in mind the recent transformation of Chorlton-cum-hardy over the past decade) if parking along the front was prohibited, it would allow for the businesses to develop and extend outwards with outdoor seating areas and something more appealing like coffee shops and places to eat and drink could flourish, providing a safe welcoming area both for local residents and increased footfall on match days and concerts at the local arenas. Therefore catering for all.	10/23/2017 8:13 PM
351	The plan to build on Site 12: Land off Cross Street. I have emailed my concerns directly	10/23/2017 6:07 PM
352	These proposals amount to tinkering with an outdated shopping centre that is in terminal decline. Stretford Mall is the problem, it looks awful and takes up much needed land, most of it should be demolished. The land would be good for property development.	10/23/2017 12:13 PM
353	These proposals amount to tinkering with an outdated shopping centre that is in terminal decline. Stretford Mall is the problem, it looks awful and takes up much needed land, most of it should be demolished. The land would be good for property development.	10/23/2017 12:13 PM
354	Without clarity over specific £ and social value benefits, the question cannot be answered.	10/22/2017 10:03 PM
355	Concerned if students are able to rent local houses for let that this may lower the house prices locally in Stretford	10/22/2017 8:47 PM
356	I would like to see improved cycling and walking routes between Turn Moss and the town centre, and between Brian Statham Way and the town centre, such as a walking and cycling route alongside the metrolink track where there used to be 2 more railway tracks. An improvement to the access from Longford Bridge to the canal towpath for cyclists would also help.	10/22/2017 7:39 PM
357	See previous comment about building on space behind Chester rd. car parking is a nightmare!!	10/22/2017 1:09 PM
358	Removal of one way system on Lacy street, providing 3 access points onto the estate, currently there are two. Yellow box on the cross over Chester road onto Crossford St and a 'keep clear' road painting at the entrance to McDonalds crossing across Crossford Street to the new Window box place. Security & possible curfew measures on the Student complex on Lacy Street, and surrounding streets on the Estate to monitor ASB.	10/22/2017 12:16 PM
359	Im concerned that leisure facility and library will be over crowded and will not prioritise local families, there will be a reduction in options for when we can access them. Im concerned that businesses attracted to the area to serve student trade and not local families. The roads are already dangerous, they will be more so with increase. Has consideration been given to when students go home at summer / christmas as how business will cope then and how this will impact on the centre?	10/21/2017 1:38 PM
360	I agree with these proposals - the mall is horrific. Please consider renaming it - we aren't American.	10/20/2017 5:31 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

361	There is a mention of "housing" will this be private, social or a mixture?	10/20/2017 2:54 PM
362	How will the area become more attractive to business? It's not a case of build it and they will come.	10/20/2017 2:37 PM
363	What is being done for the local ratepayer I.e schools doctors dentists etc .	10/20/2017 10:02 AM
364	What is being done for the local ratepayer I.e schools doctors dentists etc .	10/20/2017 9:38 AM
365	I am concerned on what the developments maybe as there only seems to be an outline of any plans which is to demolish part of the mall and put in bars and living space but no mention of the size of the project the way it will look etc	10/20/2017 9:12 AM
366	How does the cycling infrastructure promote cycling for all users? Green paint on a busy road is not really the answer	10/20/2017 9:06 AM
367	Trafford council can't keep our streets tidy as it is. You will turn Our town into studentsville and there will be even more mess and rubbish and crime. Plus make an extremely busy arterial route into the city centre even busier.	10/19/2017 7:38 PM
368	Yes, Stretford needs a proper town centre which has evening as well as daytime facilities and is an attractive place for people to go (currently I go to Chorlton or Sale to meet friends/eat out - rarely Stretford)	10/19/2017 6:58 PM
369	See previous comment.	10/19/2017 5:11 PM
370	as previous	10/19/2017 4:55 PM
371	The mall is an eye sore and the number of vacant units indicate there is an issue with demand for that kind of shopping centre. The introduction of Aldi and Costa have been positive. Anything to address the empty units and the aesthetics would be positive.	10/19/2017 1:09 PM
372	Stretford Mall is too big shown by the number of empty units. It is also unattractive so anything to address that would be positive.	10/19/2017 1:05 PM
373	As above, I agree that Stretford needs investment. Do we really need a lot of bars, restaurants and cafes though? Chorlton is full of these and little else - is this the vision for Stretford rather than a balanced High St?	10/19/2017 9:10 AM
374	Please see my earlier comments regarding the potential building of properties on Cross Street.	10/19/2017 7:35 AM
375	Trafford Grove resident.	10/18/2017 9:07 PM
376	The building of student accommodation in residential areas is concerning. Resident do not want high rise flats or other flats adjacent to their properties. I am a long time resident and I do not want flats built in close proximity to my small terraced street. I am aware of the deep concern of neighbours who feel that the value of their property will be affected and the noise, traffic, litter and parking will be horrendous.	10/18/2017 8:09 PM
377	I oppose the disruption to the local residents. Additional housing should not be built on green spaces or in close proximity to existing residential properties. Home owners are appalled that this will devalue their own properties and will make them difficult to sell in the future. In particular the building of high rise flats on and near the Trafford Grove and Lacy Street areas. I think the regeneration of the mall and the idea of bars and shops is needed in Stretford.	10/18/2017 7:40 PM
378	Affordable housing is needed for local people	10/18/2017 7:21 PM
379	I think too many apartments have been proposed which is being driven by profits for property developers. What we need is affordable houses which Stretford residents can afford to buy on an average salary. Also any new housing developments should restrict car parking spaces to discourage car use and promote the use of public transport, walking & cycling	10/18/2017 7:16 PM
380	Let's get more people out on the streets in the summer. Let's get more spaces reserved for independent traders. Make the mall face outwards and where possible hide it's ugliness. I love the mall but it could look so much better. In terms of the living accommodation build upwards as much as you can on top of the mall. The more people above the mall the more people to spend money in the shops, bars and restaurants. It would be a great location to own a flat.	10/18/2017 6:47 PM
381	Need to ensure the changes to the Mall are radical enough to change people's perception. Just 'tarting' it up and filling it with poor shops will not positively impact on Stretford as a shopping destination	10/18/2017 4:17 PM
382	Stretford Mall is not only where people go to shop but also where lots of elderly/disabled people meet up to keep warm and dry. The mall itself is a community building	10/18/2017 6:55 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

383	No to the high rise. No to who knows how many HMO's. No to developers not having to contribute to affordable housing because the buildings are Purpose Built Student Accommodation aka PBSA's. No to substandard builds due to the lax building regulations for PBSA's which are classed as a form of temporary accomodation rather than as proper housing. We want and need residential housing, that means actual houses NOT apartments/flats/bedsits etc. No to shifty landlords and letting agents who allow them to rent out substandard properties at inflated prices. No to locals being priced out by students. No to the extra strain on underfunded services such as dentists, hospitals, doctors, schools (some students have kids) and nurseries which are already at bursting point and can not cope with demand.	10/17/2017 10:59 PM
384	See question 3 comments	10/17/2017 9:14 PM
385	It would be nice to finally have a sense of community for Stretford and a focal point for families	10/17/2017 8:53 PM
386	Demolish all of the Mall and start again with a model more like Urmston Centre	10/17/2017 8:44 PM
387	listed above.	10/17/2017 8:41 PM
388	scale, appropriateness of a single focus development as a private sector initiative, too dense, not always considering the findings of previous consultations, increased traffic	10/17/2017 8:05 PM
389	If there is a new community green space or park, would there be a small community hall or hut in there?	10/17/2017 6:41 PM
390	I do not live close to the town centre but there is no option for having some concerns and not living near the town centre. The current library is an excellent facility with a designated area for children gated off from the rest of the library. I am concerned that a future library would not have this. Otherwise the plans are positive.	10/17/2017 2:17 PM
391	I am a resident not close to the town centre and have some concerns. There is no option for this. I feel that the current library is a great facility and I am concerned that a shared library with students will not have a separate area for children which is closed off from the rest of the library. Otherwise the plans for the centre seem sensible.	10/17/2017 2:14 PM
392	As above comment	10/17/2017 1:23 PM
393	Realise that a café culture brings people to a area. Hope that it is family-friendly and is a safe place for all.	10/17/2017 1:16 PM
394	Realise that café culture brings people to an area but would want it to be family-friendly and a safe place for all.	10/17/2017 1:12 PM
395	I would like to know what provision for improving cycling around the area, mainly the safety of cyclists	10/17/2017 8:58 AM
396	Part of the proposals are to cut down trees facing on to Chester Road. Currently the trees act as a barrier for the local houses. They block sound and filter the pollutants. The air quality in parts of Stretford already breeches EU and UK guidelines and removing the trees will make it worse. It won't be mitigated by the planting of new trees which takes years to reach maturity and sustain the biodiversity of these current habitats. As you know many new trees don't take, so several hundred would have to be planted to equal the number you are proposing to cut down.	10/17/2017 8:17 AM
397	I do not agree that a 20+ floor high tower block will do anything positive towards making the town centre more attractive.	10/16/2017 11:00 PM
398	Lack of a Medical Centre. Too much 'student' accommodation in the town centre.	10/16/2017 9:13 PM
399	Stretford Mall is a significant issue as it dominates the town centre. Ideally the entire site should be redevelopment keeping a main grocery anchor store such as Aldi. In addition, smaller units unrestricted my Mall opening hours could meet wider needs around leisure, cafe, bars and wider shopping needs with the exception of high street stores which are accessible in Manchester.	10/16/2017 7:22 PM
400	Proposals sound great, but will there be enough on-site car parking? So that resident parking is not affected	10/16/2017 4:40 PM
401	Proposals sound great, but will there be enough on-site car parking? So that resident parking is not affected	10/16/2017 4:39 PM
402	I believe the former Essoldo building would far better serve the community as a Wetherspoons. As well as creating jobs it would give the town center a much needed boost. The grade 2 listed building would be perfect for this.	10/16/2017 1:31 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

403	Whilst knocking down the mall and starting again is possibly not an option, I think whilst giving the mall a makeover it would be a good idea to give the whole mall a glass/see-through roof - for light and a more attractive feel. There should also be more of a lean towards independent retailers, artisan/farmers markets, mini theatre/cinema (somewhere in Stretford). I think these ideas reflect more the needs of the changing demographic in Stretford.	10/16/2017 1:23 PM
404	I live in Butler Court on Lacy Street and my flat is at the north extremity of it, closest to where the student accommodation will be built (right next to the Probation Office), so I hope there won't be noisy and bright night working.	10/16/2017 12:32 PM
405	Congested Traffic	10/16/2017 10:21 AM
406	As mentioned I have realised that people come to Stretford as they live here or more often than not, just to pass through. There's no reason to come here once the Arndale closes. Stretford is not at all welcoming. It's run down and it doesn't say 'come here to relax and enjoy your leisure time' In my opinion, you have made a grave mistake leaving Chester road as three lanes. It might as well be a motorway. No other route I can think of is three lanes wide bar the East lincs. It's two lanes more or less in Sale, two lanes at Old Trafford, the A6 is two lanes, the A34 is two from Didsbury to Levenshulme but here you don't care about the pollution or how unwelcoming it is. I am glad the subway is shut but how many people will be happy about crossing 6 lanes of traffic to get to the Arndale? As I mentioned, NOTHING says 'Welcome' in Stretford, the roads as the car is king here and the people aren't. It is made worse with the metal railings screaming 'DO NOT ENTER / DO NOT PASS' Barton Road is just as bad from Trafford Park to the junction of Urmston Lane with cars blocking the junction at the lights and even on Pelican Green, you are taking your life in your hands crossing. You had an opportunity here (I appreciate it's not the final plan) to make this a welcoming place but you have missed a trick. I would like to offer a suggestion. Despite your previous possible proposals - Kingsway should be made 1 LANE in each direction. Having visited Poynton a few times the regeneration of the town centre is wonderful <a href="http://www.urbanmovement.co.uk/thoughts/low-speed-steady-flow-in-poynton-oli-davey">http://www.urbanmovement.co.uk/thoughts/low-speed-steady-flow-in-poynton-oli-davey</a> <a href="https://www.youtube.com/watch?v=-vzDDMzq7d0">https://www.youtube.com/watch?v=-vzDDMzq7d0</a> <a href="http://www.cheshirelife.co.uk/out-about/places/how-have-the-4-million-traffic-measures-affected-poynton-1-4068798">http://www.cheshirelife.co.uk/out-about/places/how-have-the-4-million-traffic-measures-affected-poynton-1-4068798</a> This would definitely work on Kingsway and the junction of Barton Road / Urmston Lane or even Chester Road / Edge Lane but the work has been done here already. The main entrance to the Arndale for those walking is on Kingsway. With this proposal together with widened pavements and redevelopment of the Library side would be more inviting for people and make it a much more pleasant area for everyone especially the elderly. Why not have a shared space area? As you can see, traffic flows and upon my visits to Poynton, I have not been held up once travelling through.	10/16/2017 9:44 AM
407	Essoldo Cinema as a local community hub? Not really. This would be better as a commercial venture such as retail/leisure/restaurant. Also, I am concerned that the buildings on Edge Lane between Chester Road and the canal be reviatlised and occupied - a nearby student hall of residence would provide much needed customers to these premises if occupied by retailers/take-aways etc	10/16/2017 9:38 AM
408	1. How will Trafford Council cope with the additional rubbish that will soon be left all over our streets? They do not keep the streets clean now so how will they manage it once new restaurants, cafes and bars are up and running? 2. Anti-social behaviour will almost definitely increase with the additional food and drink establishments being built. 3. Will there be additional parking facilities within this masterplan or will residents have to suffer from cars being parked outside their houses etc?	10/15/2017 4:06 PM
409	We can not fill the empty shopsk now plus tesco is leaving so we have one also and one home bargains is it worth spending money On something you might not fill	10/15/2017 10:59 AM
410	If you are planning student accommodation across the road, the demographics will change considerably. It is unlikely the mall will attract Chorlton residents unless the venues are carefully chosen. There will have to be parking that allows patrons to park (for free) near the restaurants because this is an expectation for people. Also, the profile of the south side is on Chester road meaning traffic and noise which means patio seating will have to be screened- possibly making it necessary to push back the south profile to allow for parking.	10/15/2017 6:28 AM
411	This will only work if you actually allow cafes, bars and restaurants to open in any new spaces, as opposed to what happened at Stretford Marina, where plans said that there would be a family pub on site.	10/15/2017 5:32 AM



## YOUR SAY – on the Stretford Refreshed Masterplan

412	I'm not sure why the council are stating that these proposals are for the residents of Stretford? The additional accommodation is for students. We've been asking for improvements in the local leisure facilities and they're only now going to be improved for the students, not for the residents. I'm not sure why the council are continuing to ask us what we think?	10/14/2017 10:30 PM
413	NA	10/14/2017 8:04 PM
414	centering them all in the same area will impact on traffic - could spread them more along A56, Quadrant area, MUFC area - would then be used by a wider range of person - especially those without transport	10/14/2017 7:17 PM
415	Demolishing part of the mall will let more traffic noise through to properties behind.	10/14/2017 7:09 PM
416	The scale of the student campus in the centre of Stretford is significant. The height of the proposed development is unacceptable even with desire for a landmark building, this can be achieved with a development of smaller scale . It will stand out anyway in comparison to the surrounding buildings	10/14/2017 6:28 PM
417	Adding a night life in a area already plagued with anti-social behaviour this is going to cause more problems for local residents	10/14/2017 5:53 PM
418	If there are student accommodations being built I have concerns about noise and rubbish in the area. Also there are a lot of children on the Lacy St. area, so student behaviour, alcohol and drugs in there vicinity would be a big issue. (Not all students misbehave and misuse I know, but we are near enough to Manchester City centre to know what goes on.)	10/14/2017 5:49 PM
419	A new community cafe and building in Victoria Park is desperately needed for the residents in this area.	10/14/2017 4:53 PM
420	It is laudable aim to improve the centre providing cafes and eateries with family appeal that sounds acceptable. Stretford certainly lacks a viable night life, with almost no bars or restaurants . However how will the council ensure that these facilities are provided to appeal to the wider community and not end up as pubs catering for the student market or prevent the proliferation of fast food takeaways that seem to appear in areas of high student density. The other concern is that buy to let landlords will descend on Stretford buying up any affordable housing for letting to the student market, further exacerbating the availability of affordable properties to first time buyers	10/14/2017 4:39 PM
421	See above	10/14/2017 4:07 PM
422	yes to community facilities, particularly please think about teenagers/young people. They need somewhere to hang out and socialise and things to do. Needs to be affordable. Note that wages have been static and declining, people and specially families have little spare cash. But the need is there and just as great. Housing must be really affordable, not just so called 'affordable'	10/14/2017 3:29 PM
423	We have had problem in the past when bars and we have had restaurants in stretford and they don't work as area has a high number of low income families that can't afford these places you are not bring in business to help with this problem in the Mall it just like you want to bring more people in to the area so the low income family struggle even more as price will go up in the area	10/14/2017 2:38 PM
424	Building on the land off Cross Street (development site 12 on your plan) and the land off Raleigh Street (development site 14 on your plan) will be disastrous for its residents: Air quality will decrease significantly, the area will become significantly less visually attractive leading to a fall in house prices, children and young people will be deprived of yet another place to play, residents yet another open space to enjoy and in which to meet and greet each other. Parking (already an issue due to the high volume of vehicles visiting St Ann's Church and Social Club) will become impossible. As a resident of Trafford Grove I will protest against any building on both of these sites as other residents have done in the past.	10/14/2017 12:58 PM
425	I would like to see further details about how the roads are going to be changed, and what impact this might have on the flow of vehicular traffic	10/14/2017 12:43 PM
426	I would not like to see community-led initiatives, such as the Sip Club and the pop-up restaurant, negatively impacted by the proposed commercial developments. The sense of community ownership of initiatives is one of the reasons I now go out more in Stretford than when I first moved here. Involvement of local community groups and community-minded businesses in the development process for the development of the evening economy and retail units is essential.	10/14/2017 12:37 PM
427	No to the Lacy street development. Who thought this would be a good idea?	10/14/2017 10:53 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

428	I have concerns about parking as I live on Lime road and the pavement is already used as a car park for the metro, on the master plan there is no mention of parking places for the students. Also with a projected 6,500 student campus will there be medical facilities to cope as my doctor is 2 miles away .	10/14/2017 10:12 AM
429	See the above comments which have highlighted my main concerns. In addition I should like to suggest that a number of offices Seymour grove area which trafford have already identified as empty or hard to let be converted to student accommodation rather than building a 20 floor monstrosity on Lacy st which would tower over the local inner area and be out of keeping with local residential skyline. The present tower block is on the outskirts of Stretford and therefore does not prove such an imposition.	10/14/2017 9:52 AM
430	It's all well and good revitalising the area around during the Mall but what about the Gorsehill area. This area (where I live) is looking more and more like a slum. How are these changes going to improve life for us? I'm sick off the takeaways and cheap shops.	10/13/2017 8:54 PM
431	It's all well and good revitalising the area around during the Mall but what about the Gorsehill area. This area (where I live) is looking more and more like a slum. How are these changes going to improve life for us? I'm sick off the takeaways and cheap shops.	10/13/2017 8:53 PM
432	Please include a CHANGING PLACES facility so those with disabilities can access this development.	10/13/2017 8:27 PM
433	I think the student accommodation wouldn't improve things. We have a decent leisure centre already (Near new Tesco's, Chester Rd) it would surely be more cost effective to improve the facilities we already have in place, eg decent racquet courts & lighting etc., I agree with eateries, after all Urmston is a thriving area mainly because of this. Improving entrances is immaterial, it's the attractions inside which will invite custom.	10/13/2017 7:30 PM
434	I think the proposed provision of living accommodation for students is too extensive and would prefer something on a smaller scale.	10/13/2017 6:10 PM
435	Independent cafes and restaurants rather than the same old chains. Jobs and opportunities for locals Keep the existing library which is used by the old and young. Have a greater understanding of the types of people, families and elderly that live in Stretford.	10/13/2017 6:03 PM
436	I am a resident of Stretford with a young baby. I have enjoyed many community activities provided by the library and local health care providers. I hope the focus for development continues to be family focused as this is such a lovely aspect to the area and one I am extremely grateful of. I hope the council provide incentives/encourage independent businesses/restaurants or bars not just low end chains. Stretford needs more aspirational establishments - modern students and existing residents expect.	10/13/2017 5:49 PM
437	The families currently living in Stretford should be the main focus of the redevelopment NOT the students.	10/13/2017 5:34 PM
438	Building student accommodation near to the shopping centre can only be good for it	10/13/2017 5:15 PM
439	Infrastructure, problem students, rubbish, fast food restaurants, noise, skyline..... Residential areas - you mean student areas - I doubt Trafford Council will step up their resources to deal with the impact of increased population and the problems they bring. I lived in Hulme for 10 years before moving to Stretford. I saw the area deteriorate and a "transiant" community appear - rubbish thrown onto the streets and total disregard for the permanent residents	10/13/2017 4:15 PM
440	Much of the accommodation that is being provided is for the new students that are coming into the area not current residents who need a hand to get onto the property ladder. The proposals show lots of mature trees being cut down when they help with air pollution. I use Stretford public facilities like the leisure centre and library regularly and want assurances that access will not now be restricted. They perform a vital service for the community with facilities like Tiny Teds playgroup and affordable activities like roller skating and holiday clubs	10/13/2017 3:46 PM
441	is the additional accommodation for local people to be able to buy affordable housing and/or property that can be rented from Trafford.	10/13/2017 3:08 PM
442	See section 3 response	10/13/2017 3:00 PM
443	Traffic and population.	10/13/2017 2:43 PM
444	The business rates for the shops need to be addressed to prevent the quarterly closure of the businesses that have been brave enough to set up in the Mall. Although the number of shops has improved of late, there are still too many empty shops and a lack of quality shops.	10/13/2017 2:34 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

445	I agree with your proposals but I'm concerned that general cleanliness of the area wasn't addressed. I live near the Old Trafford tram stop and the pavements are generally littered with dog's mess, leaves and grime. All the new buildings in the world won't make up for dirty streets! This must be an essential part of the plan. Thanks	10/13/2017 2:00 PM
446	The removal of the centre means job lose for accommodation to placed near by when people will not be able to afford it as they have no jobs due to the job loss from Stretford mall and many more places	10/13/2017 1:18 PM
447	I would expect that the Trafford Council would take into consideration and concerns from e.g. existing businesses in the Stretford Mall as well as the businesses of local shop keepers in the surrounding areas.	10/13/2017 1:07 PM
448	Although, some effect currently, used businesses, will we find out what is happening to them or where they are moving to. Are we being made aware of the types of businesses that may come to Stretford	10/13/2017 1:07 PM
449	I'm concerned about the high business rates. This may mean new stores and cafes but independent businesses will not be able to afford this and so we will end up with branded stores and the money not staying in the community	10/13/2017 12:53 PM
450	I am supportive in theory however I would like to see more detail on "family orientated facilities" to reassure myself that this is not lip service.	10/13/2017 12:45 PM
451	I am worried that the new development will NOT improve things for pedestrians/cyclists (as with the new A56/Edge Lane redevelopment). In particular I am worried about access to primary schools and Stretford Mall for young children having to cross the now more dangerous chester road. I am worried about the increase in traffic in the area and the increased need for parking with the extra residential properties.	10/13/2017 12:33 PM
452	The masterplan is misleading in its identification of the area abd proposals for development. Making space for changes is important, but there are no clear examples and the council have no track record of success here.	10/13/2017 12:05 PM
453	Independent cafes and restaurants rather than the same old chains. Jobs and opportunities for locals Keep the existing library which is used by the old and young. Have a greater understanding of the types of people, families and elderly that live in stretford.	10/13/2017 12:01 PM
454	See above.	10/13/2017 12:00 PM
455	The Mall is awful, and holding stretford back. Its reminiscent of all failed "town centres" from the 60s. The whole thing needs to be demolished. Addition of bars would be very welcome.	10/13/2017 11:45 AM
456	If additional living accomodation is to be 'offered' then I feel it should be very attractive affordable housing for first time buyers and /or well appointed sheltered accomodation. Surrounding this should be accessible green spaces. With its prominent position of a major highway, Stretford should be a key feature of the area. It is the first town they see after leaving the M60 motorway to travel to Manchester / Trafford Centre (from east) /Football and Cricket grounds and I hope that those who are planning the new development should reflect on how they intend to make this area serve the community but also act as a 'introduction' to the city of Manchester as a whole. It should attract those individuals who would preserve its new 'integrity' because they have an interest in doing so. A sizable proportion of the population of Stretford are home owners, who live in (generally) well appointed , good housing stock. They are the individuals who have a vested interest in the ambience of their environment, because it is a fact of life that an unkempt and ill thought out one reflects on the value of their homes.	10/13/2017 11:35 AM
457	Proposals don't go far enough to redevelop the Mall area which is unsightly, old fashioned and does not bring enough economic value to Stretford.	10/13/2017 11:03 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

458	I don't 100% disagree, I am concerned about the market being pulled down because of the covenant that Altrincham has will we be able to replace it? Not happy with the accomodation, we know it will be apartments, we desperately need housing for families in M32 not more flats. I do not want the area to end up like Old Trafford where half the apartments are snatched up by landlords, too many being built so half of them end up being left empty and then going back on the market for sale - rinse and repeat. With locals being priced out of the market so not able to get on the property ladder or even afford to rent in the area. Im concerned that every single bit of green space we have along chester road is being earmarked for apartment, you promise us new trees but we already have beautiful mature trees. Will the antiquated sewer system be able to cope with the increase of water off flow from the roads caused by the removal of mature tree's? How will you tackle the pollution problems, new trees will not take the amount of pollution out of the air that mature tree's do. What about the urban wildlife - for example we get jays regularly nest on the area opposite St Ann's, they are a woodland bird so it's rare to see them in such an urban area. We have foxes, badgers, hedgehogs which utilise these many small green spaces. Also need more details on what precisely the community will get out of the proposals. The talk of only being allowed access to leisure and library facilities at off peak times is not good enough, we should not lose our facilities just for some multi millionaire footballers vanity project. Residents should be allowed to use leisure and library facilities anytime they want. Will you ensure that the facilities still focus on what the community needs as well as what students need, will they keep the current things we have such as the toy swap library, being able to rent dvd's/bluray, story time drop in for the toddlers, the graphic novel club, swimming lessons for the public, the roller disco, primary school swimming classes for gorse hill, vicky park etc. Will the costs to use the leisure centre stay the same or will the price increase be too high for locals? Is there actually any investors who want to open cafes, bars, restaurants etc or will these units be left empty? Is this going to be another lie like the original masterplan which was sold to us as one thing but you had ulterior motives - the lack of transparency is very concerning. Failing to see any of the original master plan materialised with the exception of the wider road, the loss of subways and the pedestrian crossing. None of the new planters, benches, litter bins or other street furniture has been put in place. How will the new plan be anything different? We need more information.	10/13/2017 11:01 AM
459	I disagree because as a community we deserve this now not only on the proviso we have lots of students running round. Give us the bars and cafes now but not the students	10/13/2017 10:50 AM
460	Gold-standard pedestrian and cycle access through the town centre needs to be a top priority.	10/13/2017 10:15 AM
461	Gold-standard pedestrian and cycle access through the town centre needs to be a top priority.	10/13/2017 10:15 AM
462	Demolition isn't necessary.....restaurants and other facilities can be housed in the present spaces with alterations to their frontage so that customers can access the building at various times like Aldi.	10/13/2017 9:13 AM
463	Like my previous point, steps need to be made to ensure that any growth in population is matched by adequate transport infrastructure.	10/13/2017 8:48 AM
464	The proposed demolition is not necessary if the spaces were adapted to create new restaurants etc with adaptations for their frontage to be extended so that they can be accessed at various times like Aldi. This will be a great place for permanent residents and new students to use. We won't have to go into Chorlton or Urmston for a decent restaurant.	10/13/2017 8:36 AM
465	The proposals are too flimsy and should put the local community first with firm proposals not just dangling carrots to tempt people into agreeing to change that might never happen.	10/13/2017 7:35 AM
466	Get rid of Stretford Mall completely and have just a Hugh Street like other areas eg Urmston Hale	10/13/2017 6:39 AM
467	Stop the university housing piece and go back to the original plan for residential	10/13/2017 5:41 AM
468	I am not clear on what the improved community facilities are. Consideration should be given to safe access to the facilities given the proximity to the road. Any increase in residential accommodation must go alongside considerations about local infrastructure such as roads congestion, public transport, services such as health and schools, which are already oversubscribed in Stretford.	10/12/2017 9:52 PM
469	As a resident I don't see how the uplift in traffic, current public transportation issues will be addressed. Current high volume of traffic, delays and numbers of people will only increase Metrolink congestion with little reference to how said issues will be managed.	10/12/2017 9:08 PM
470	Please add Subway sandwich shop	10/12/2017 4:51 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

471	Stretford Arndale hasn't worked for years and it needs a total rethink, Needs to be flattened totally and start again, something along the lines of Urmston, creating open spaces that then can to opened up to more cafes, bars, restaurants that are able to be open at times when the Arndale is closed, currently its too limited and I know a few people who have retail units in the Arndale and they have expressed concern at the current rents	10/12/2017 3:19 PM
472	why would you rip down half of Stretford mall just to put more shops and cafes on that space when you can build inside of it	10/12/2017 1:42 PM
473	Restaurants bars & cafes? We need more actual shops in place.	10/12/2017 1:39 PM
474	Providing we do actually get decent restaurants and they are in the first phase of building not just flats! We need stuff for existing residents.	10/12/2017 9:49 AM
475	I agree with everything but the university campus there are plenty of other areas in Stretford that can be developed to house the ua92	10/11/2017 11:34 PM
476	See previous comment regarding increasing building height that road width ratios. Demolition and replace with mixed use. High quality urban design that puts people rather than vehicles at its heart.	10/11/2017 11:30 PM
477	The proposal referred to "Evening economy" a lot but do we want to encourage the wrong people. A nice restaurant would be nice but no nightclubs or rough drinking places.	10/11/2017 10:29 PM
478	I have read the revised plan. There is no mention of the precious and cherished asset which is Trafford Grove. Shame on you if you box it in with properties on Chester Road. There have been some awful planning gaffs and neglect in the past. Here is an opportunity to do something of which we can be proud, but don't despoil what already exists.	10/11/2017 10:29 PM
479	Again, the increase in residential accommodation could put pressure on already creaking public services.	10/11/2017 8:52 PM
480	Where does the investment come from, council tax can't fund it. Has the need to ensure adequate GP and other health and social care provision is in place if many new people are to populate the area. Though i agree with the need to reduce congestion some of the changes on talbot road see more congestion by redcuing the road to one lane, this is good in some respects but doesn't put people off the need to travel by car and does cause further congestion. Trying to stop people using cars on surrounding roads doesn't seem to be the answer. The are needs investment and development but it shouldnt be disproportionate to the needs of the rest of Trafford unless it can bring out benefits for the whole of the area. As a non Stretford but Trafford resident I want the whole area to see benefits from investment.	10/11/2017 6:41 PM
481	Nobody is going to go there, you've made it into an urban motorway and it's a horrible place to walk or cycle. The air is very dirty, you can taste it.	10/11/2017 5:37 PM
482	I am not sure how this can be achieved if proposing student accommodation in the area. Demolishing part of the Mall confirms the fact it is not a popular location with the Trafford Centre, Chorlton, Trafford Retail Park and White City now booming. Car parking will be further disrupted by removing Lacy Street car park. Tesco leaving the Mall is a sign of things to come. Bringing students into the area will lead to long term Stretford residents eventually being pushed out and the area losing it's character.	10/11/2017 5:19 PM
483	I understand when you are thinking of CPO's you cannot let it get out that development is on the horizon. However you should have included Stretfordians from the start. They are still reeling from the widening of the A56 and Building of the Mall. They were probably told then that this would be good for them and once in a lifetime opportunity etc	10/11/2017 3:45 PM
484	The rates to rent a unit at the mall are extortionate, it puts off new businesses. This also needs to be addressed.	10/11/2017 3:14 PM
485	My only concern would be road congestion. The Metrolink is good, but it is very busy at peak times. This needs addressing by providing more frequent and double trams.	10/11/2017 2:47 PM
486	As above i will be responding to all aspects of the Masterplan separately. The bullet points above are disingenuous and certainly do not reflect proposals set out in the document.	10/11/2017 2:18 PM
487	Demolish ALL of Stretford Arndale/Mall, an eyesore since inception	10/11/2017 1:55 PM
488	I object to extra living accommodation been provided in lands given for the use of the community. This would create the idea that the people living in the new housing are the community, when probably they will be students with no connection to Stretford. This is not a benefit to the community.	10/11/2017 1:37 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

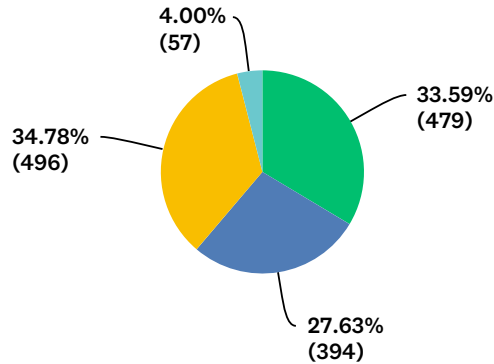
489	The masterplan does not contain any specifics about how the mall is to be redeveloped in order to make it more outward facing and to alleviate the situation where the majority of shops and facilities in the town have no access outside working hours. The mall outside opening hours becomes a giant barrier in the town increasing pedestrian journey distances and helping make the town a ghost town at night. The proposals seem to centre development around the A56 corridor, this is busy arterial road and not a safe or attractive area for increased footfall. A better approach would be to focus town centre plans around the Barton Road, Kingsway, Urmston Road junction which could be made more pedestrian friendly and further developed my re-purposing the adjacent area of the mall car park. The proposals for further development on the A56 corridor would remove the remaining green areas and established areas of trees, this would have a detrimental affect both on the air quality and appearance of these areas.	10/11/2017 12:21 PM
490	As a former Stretford resident (I live in Chorlton now but my former family still live in Stretford) I've watched the mall deteriorate over the years	10/11/2017 12:17 PM
491	I worry that the development are made with students interest at their heart, and that the quiet and peacefull place that is Stretford will be changed with cheap food outlets, and bars, and lots of more drunks (whether young or old).	10/11/2017 12:02 PM
492	As previously stated I feel a 20 storey building will invade my family's and many others privacy	10/11/2017 12:00 PM
493	Any changes to the Mall are welcome, as it cannot remain as is. The success of Aldi has been a good example of the advantages of outdoor access and longer opening hours. The concerns I would like to raise link to infrastructure - at present Chester Road is at a standstill during rush hour, it's difficult to get on a tram in the morning in the direction of Old Trafford/Manchester as they are already full from Sale and the part of the success of Pure Gym is that there is cheap parking at Lacy Street, which I understand will not be there once the University Halls of Residence are built.	10/11/2017 11:59 AM
494	As a Senior Architect who lives in Urmston (Stretford border) I would welcome any opportunity to feed in some positive ideas.	10/11/2017 11:53 AM
495	The Mall and the A56 are going to be challenges for area. The leisure facilities will cater for a wider area than they currently do but by moving the leisure centre many will suffer. There seems to be a growth of car is king and the cycle lanes drop out - why not put bike first in all the routes off the A56?	10/11/2017 11:41 AM
496	Why build more shop when you cannot fill the existing units in Stretford Mall. The proposals just move the existing shops around and the mall will become redundant.	10/11/2017 11:28 AM
497	Having a good cycling infrastructure at the planning stage would be advisable	10/11/2017 11:25 AM
498	More residential needs to be in he plan i.e. Urmston eden square And restaraunts encouraged to locate with incentives . Also outside seating cafe style should be encouraged and granted on the fronts .And paths adopted to accommodate the above . Better safer access crossings from the new student accomadation across the a56 to increase the footfall.	10/11/2017 11:03 AM
499	In my opinion, the demolition of Stretford Mall should be complete and not just confined to "the southern side". Be brave and get rid of the place; it's an unwanted nod back to 60s and 70s architecture and is not relevant any more. Just look at Urmston, only a couple of miles down the road. An old shopping arcade that was past its day was demolished in favour for something a bit more relevant and more fitting to modern-day requirements. The place has flourished: bars, restaurants...an evening economy. All things that Stretford desperately needs and deserves. It REALLY frustrates me that the time and trouble to demolish part of Stretford Mall will be taken but the shameful stain on Stretford's profile that is O'Briens pub will still remain. Baffles me.	10/11/2017 9:12 AM
500	If OBriens pub is to stay there is no point in improving the rest of that side of the mall. OBriens is a disgusting den for thieves and druggies, it is well known. Groups hang around outside smoking weed and intimidating people. Get it shut down and bring in a family orientated pub.	10/11/2017 9:10 AM
501	With the addition of the student complex is an ideal opportunity to invest into the precinct with leisure at its core	10/11/2017 8:59 AM
502	As stated above my only concern is the height of the accommodation, and this over towering the residents near by.	10/11/2017 8:12 AM
503	I support the demolition of Stretford mall but not the student tower blocks.	10/11/2017 8:08 AM
504	Stretford is badly in need of the correct type of restaurants and bars. Look at the Sip Club and 116 Stretford Bistro as an example. We don't need establishments that obviously will cater for the huge influx of students.	10/11/2017 7:30 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

505	Living accommodation for whom?	10/10/2017 9:07 PM
506	I support regeneration of Stretford mall	10/10/2017 7:04 PM
507	Would the planned facilities be for the anticipated student population. Also the existing infrastructure and services in this area is poor, particularly access to GP practices, and other services. I see no reference to this in the plan. Are residents expected to accept reduction in services. Increases in traffic and problems parking another considerable problem. Perhaps it is anticipated more people would cycle, fine but this would cause even more congestion. Also I doubt any of the planners have tried to walk along the so called shared path along the bridgewater. I do this but take my life into my own hands as I negotiate overgrown paths and sections which are blind under bridges.	10/10/2017 7:02 PM
508	If the centre is to be extended can it include the library with an information service? With a library in the centre people may be encouraged to use it both for reading themselves but to support their children with their education. It is well recognised that many people in the Stretford area do not use libraries but having it more accessible to where they shop may change that. Secondly as the issues of access to medical services may become probmatial could Boots be asked to include a doctors drop in surgery within the store.	10/10/2017 6:35 PM
509	The town centre can't be people friendly unless the lanes on the road are reduced or bridges are built - having crossings just won't achieve this - the road has destroyed the area	10/10/2017 6:16 PM
510	My main concerns are whether the existing infrastructure can manage an influx of new residents, and whether a high number of students will create a lot of HMOs around us	10/10/2017 6:03 PM
511	I have concerns about joint usage of both the library and leisure facilities. Will there be restrictions on local residents using them during term time? I am also concerned that Stretford does not have the infrastructure to cope with such large influxes of people.	10/10/2017 5:31 PM
512	will there be more doctors/dentists to accomadate the increase of residents ? will the facilities be available to use by residents at all times ?	10/10/2017 5:29 PM
513	The redevelopment of the Mall needs to be drastic in order to make it more outward facing, accessible and attractive. The side of the mall facing Kingsway could be opened up with shop fronts to effectively create a new high street.	10/10/2017 5:21 PM
514	With added night life comes the chance of more trouble and the police force are not handling thing's as it is	10/10/2017 5:20 PM
515	Why not totally demolish the mall and provide a true town center with a public square. trees, shops restaurants and accommodation, plus parking?	10/10/2017 5:17 PM
516	I am worried about the removal of the library and leisure centres - no guarantee of public access	10/10/2017 5:03 PM
517	I welcome the vibrancy of students in the area just two main comments 1.The artists impression show a 20 story tower block for student accommodation on the corner of Edge Lane Chester Road this I believe is ugly, oppressive to the surrounding area,a throwback to the 70s and not community friendly living for the students to be stuck in a "Matchbox in the sky".Yes build the same number of units but in lower rise blocks 2. Guarantee that you will retain the existing trees in the area particularly those on the car park that edge this area and the trees along A56 beside the Essoldo. All this is achievable just challenge the architects a little bit more :-)	10/10/2017 4:29 PM
518	Looks absolutely amazing.	10/10/2017 3:38 PM

## Q5 In terms of the proposals to launch UA92 in Trafford (in 2019) and in partnership with Lancaster University and Microsoft:

Answered: 1,426 Skipped: 93



- I am supportive of the proposals around the UA92 and see it as a positive thing for Trafford...
- I agree with the overall idea of UA92 but have some suggestions/concerns about the im...
- I disagree with the proposals to open the UA92 site
- This is not relevant to me

ANSWER CHOICES	RESPONSES	
I am supportive of the proposals around the UA92 and see it as a positive thing for Trafford	33.59%	479
I agree with the overall idea of UA92 but have some suggestions/concerns about the impact on Trafford	27.63%	394
I disagree with the proposals to open the UA92 site	34.78%	496
This is not relevant to me	4.00%	57
<b>TOTAL</b>		<b>1,426</b>

#	PLEASE ADD ANY ADDITIONAL COMMENTS ON THE ABOVE HERE	DATE
1	As stated above. Things such as litter, traffic, noise and pollution will rise.	12/19/2017 4:20 PM
2	This proposal was turned down by other towns, it now looks like Trafford Council took it on as a way of boosting their profile, not for the good of the town. Now they are changing the original masterplan to make the UA92 proposals seem a good fit. There has been no research into the impact on local infrastructure, the trams are already overcrowded and the traffic is at full capacity. There are several very similar educational offers already in place or planned across Greater Manchester, how is this any different? What if the university fails? Why have the council borrowed money to buy the land? What financial risk have the UA92 put into the proposal so far? None of these have had satisfactory answers We are still consulting on very little detail.	12/19/2017 4:17 PM
3	As mentioned above I have concerns about the increased traffic, tram usage in an area where there is already a big problem of congestion/pollution. Recent works to improve Talbot Rd for cyclists seem to have slowed traffic down and caused increased congestion at peak times. Also I am concerned about whether dual use of leisure centre will work as it is already difficult to use the swimming pool for parts of each day.	12/19/2017 4:11 PM
4	See letter date 19 December from White Peak Planning. It is concerning that planning permission for an extension to 27-33 Edge Lane was refused, but that the building is proposed to be demolished to make way for development by UA92.	12/19/2017 3:08 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

5	Although the addition of the University in principle is a good thing, the implications on the existing community have not been thought through enough. 1. Issues with private landlords have not been considered. 2. A large transient population. 3. The viability of the proposed HE facility considering the existing large number already in Greater Manchester. 4. Proposed changes in Gorse Hill are vague: "A Processional Route" and "An Innovation Corridor" are vague and do not make clear what this means or how they'll benefit the local community.	12/19/2017 2:47 PM
6	I am very concerned about the impact on Stretford. The plans have not been thought through.	12/19/2017 2:37 PM
7	We already have Salford , manchester Umist and mmu in the very near vicinity and an academy of similar credentials being developed in manchester why do we need this here . It isn't for local people as when questioned Gary Neville said local was the uk and there would be a third international students . Even members of Lancaster uni are expressing concerns about how a degree from ua92 will affect their educational standing going forward , mr Neville says he intends to provide jobs for all the students how is that going to impact favourably on the people of stretford when some are struggling to find work themselves . A lot of it is based on supposition and no concrete facts he didn't even know if it was going to be a private enterprise when asked in a meeting and had to ask the lady from Lancaster university	12/19/2017 2:31 PM
8	I'm generally supportive of the UA92 campus in Old Trafford and even student accommodation in Stretford. As outlined in previous sections I believe the current student accommodation proposals are inappropriate in scale and layout for the location, and lack vision for the tram stop to Stretford centre corridor. There is a once in a generation opportunity to produce a corridor with vision and that would add value to the area and create it a more attractive place to live, shop and work. The current proposals miss the mark. Public connectivity to and public areas adjacent to the canal should be prioritised rather than an afterthought as it appears to be in the current proposals (the Master Plan shows a footbridge and park areas on the east side of the canal - but this area has recently had planning submissions approved for apartments). Public access to leisure facilities should be as good as, or better, than they are now.	12/19/2017 2:25 PM
9	Not sufficient research to suggest there is a need for uni as so many providers close by and as Trafford council paid for land used being then leased to UA92 it is us taxpayers who will risk of it being unsuccessful.	12/19/2017 1:55 PM
10	I am concerned about the impact on local residents especially in terms of the placement of the student accommodation. Also the motivation behind the university for the investors and the council that it is to make income rather than for the benefit of the students and the area. I would like to see some of the student places and a percentage of jobs ring fenced for M32 and M16 residents.	12/19/2017 1:50 PM
11	Parking and other traffic considerations should be addressed, particularly given that there is a possibility for opposing traffic at the end of the university day on match days (both cricket and football).	12/19/2017 12:31 PM
12	Overwhelming burden on local residents and infrastructure.	12/19/2017 11:32 AM
13	Not sure that this extra University that duplicates the same courses as several other Universities within close proximity .	12/19/2017 11:26 AM
14	Stretford does not need this in any shape or form	12/19/2017 11:13 AM
15	Infrastructure? The effects on the roads and traffic as that are is already fairly congested at times	12/19/2017 10:43 AM
16	Great idea - disgusting art work on the building and really horrendous architecture of the building that will very quickly become dated and will look very odd virtually opposite the town hall. I am still surprised that the college site is next to Kellogs and the hall of residents is next to Stretford mall. It would have been a lot better to have it the other way round. Student college would have brought day time business to the mall and regenerated failing businesses - there is no night time business to regenerate and the fact the mall is on the opposite side of a very busy main road for commuters does not bode well. It is positive to have the college but I don't think you've thought through options very well.	12/19/2017 10:37 AM
17	This proposal seems based on financial rather than educational needs. There is very little/ no information about how much will be invested in supporting the university later it seems all about property development.	12/19/2017 10:26 AM
18	Please take into account valid elderly views who have lived in the areas for a number of years and have lost numerous public buildings and resources youth clubs churches shops local buisness all to do with fa playing games various times bow beating the council two churches in gorse hill the methodist and anglican church the local shops and fast foods being good the utd problem leave the area full of rubbish left in hedges grounds on chester rd talbot rd are we going to have more	12/19/2017 9:36 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

19	Not enough consideration has been given to the impact that a large student population could have on the area. While it is welcome that students will be moving into the area, there can be downsides that need to be managed. The council needs to commit that they will do everything within their powers to regulate private landlords and HMOs, to ensure the area isn't turned over to student rentals.	12/19/2017 9:13 AM
20	Arrival of students is positive, but it is a large number of people and need to see more from Council on how they would deal with possible issues that could occur eg litter, safety, parking, private landlords etc.	12/19/2017 8:57 AM
21	Traffic flow and parking, Talbot road is a car park as it is.	12/19/2017 8:19 AM
22	Not evidence for need as already several institutions close by providing the same	12/18/2017 11:05 PM
23	Information given at consultations has given me less confidence that sufficient research has been undertaken to ensure this project will be a success. As most sites and facilities will be owned by the council and leased to UA92 us tax payers are most at risk financially if it fails	12/18/2017 10:49 PM
24	The whole consultation process for this initiative has been rushed and more time is needed to get the best outcome for the people of Stretford. There is, at present, no guarantee that students will be recruited, given that a similar sports university is already up and running linked to the Etihad stadium.	12/18/2017 10:44 PM
25	I don't mind if the investment group wish to spend their money on trying to start a university but I'm very concerned about the impact that the introduction of a transient student population will have on the area. As mentioned previously: Transport infrastructure, public services, community engagement, types of business promoted by an increase in students. Welcome investment, but not certain about the impact.	12/18/2017 9:54 PM
26	Concerns are 1.Property development aspect of Kellogg's site proposals eg flats and hotel on the site. 2.Density of Lacy St proposal. 3.Insufficient thought given to how students are going to travel from the proposed student village to campus. 4.Spread some of the student accomm away from Lacy St. 5.Lack of detail in all the key areas	12/18/2017 9:47 PM
27	I'm very unhappy with the proposals to move the leisure centre to the campus. It is much better located at present. Moving it off the main bus routes, and placing it on a campus with 6000 students will result in it becoming unavailable to residents. The students will always have easier access to it. It will only be a matter of time before the local residents stop using it due the inconvenience and it becomes the defecto exclusive facility for ua92	12/18/2017 9:35 PM
28	It will be great to have more young people in the area. They will support public transport, local shops and bars. They can help community groups when they do projects for their coursework. Students will be good role models for teenagers living in Stretford.	12/18/2017 9:30 PM
29	The infrastructure does not exist for current Stretford residents. This will be even worse when up to 1600 students are introduced into the area.	12/18/2017 8:54 PM
30	It does not make sense to have a uni site in Manchester underwritten by Lancaster uni. We already have enough HEIs in Manchester/Traffird that can accommodate the prospective new students	12/18/2017 8:34 PM
31	The community does not need a university campus. Greater Manchester already has 4 universities. A transient student population would have a dire effect on the Old Trafford community. I have concerns about the local housing market - how many private landlords will but Old Trafford housing for student housing? It will provide businesses to cater for students not to the wider community. Residents living in Fallowfield and Withington experience enormous disruption due to students and as an academic at one of the Greater Manchester universities, I am very aware of these disruptions. The traffic congestion is problematic on Stretford Road/Chester Road and a university will contribute to this congestion. Litter in the area is already highly problematic and a university campus would contribute to this.	12/18/2017 3:57 PM
32	6500 students needing accomodation could cause housing problems also will general public be able to use new sports centre and sport facilities at Turn Moss.	12/18/2017 3:46 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

33	Siting the student accommodation in Stretford in the form of a 20 storey high rise building is not what Stretford needs to improve it's looks and appeal, this is not going to benefit the residents of Stretford and it will prevent families from choosing Stretford as a place to live. An alternative site should be found near an area that already caters for student accomadation. The original Masterplan at least focused on encouraging passing trade to stop and spend time in Stretford. A large student population will cause the conversion of family houses into HMO student accommodation and those houses and Streets will become unkempt and litter strewn just like other student areas around Manchester.	12/18/2017 2:40 PM
34	TAC would like to see the athletic stadium as part of the modernisation	12/18/2017 2:23 PM
35	At this stage, the business case for UA92 has not been presented so it's sustainability can not be assessed. The balance between public, Corporate and individual control of the development is crucial	12/18/2017 2:10 PM
36	I am not against this per se, however, I do wonder whether there will be the demand for the sorts of courses offered seeing as how the Etihad campus seems to have a similar plan already further forward.	12/18/2017 10:17 AM
37	Stretford, Trafford + the city of Manchester are very densely, some would say over populated "your proposals with bring thousands of new people, cars + pollution to the Stretford area, which is already choc-a-bloc with people + traffic. How many building do you want to pack into Stretford? This masterplan seems to cover every single inch, which can be built on. it would be much better to consider families + new residents who live and work in the area. i.e. affordable housing. Just how many more students do we need in the Manchester/Trafford area?	12/18/2017 9:09 AM
38	No call for another University here . Already covered by Manchester/ Salford universities.	12/18/2017 8:51 AM
39	What impact could this have on health services? Has health been approached to ensure their plans align with theres? Eg can gp practices cope? What about mental health support for students? What about dentistry?	12/17/2017 11:37 PM
40	Gary Neville seems to have a conflict of interest as he has been conducting stakeholder management sat with the council, he is involved with the end client (Lancaster University, Salford City and is developer and part owner of a project management engineering company). I am worried that the whole scheme is just a stealth land grab to flog off apartments, with no long term planning to the best interests of the locals	12/17/2017 11:31 PM
41	As noted before, I feel the council are sacrificing the original plan to bow down to developers and the secretive nature of the plans reflect that. Regeneration of Stretford is about getting improved services and environment for exiting residents NOT transient, student population. Investment should be about local housing and the development of the canal front as access for all. These plans do nothing to support that other than tarting up Chester and talbot road - which is more about traffic passing through the town not local residents. The UA92 plans ignore all previous consultation about what people want for the community.	12/17/2017 10:09 PM
42	As noted before, I feel the council are sacrificing the original plan to bow down to developers and the secretive nature of the plans refelect that. Regeneration of Stretford is about getting improved services and environment for exiting residents NOT transient, student population. Investment should be about local housing and the development of the canal front as access for all. These plans do nothing to support that other than tarting up Chester and talbot road - which is more about traffic passing through the town not local residents. The UA92 plans ignore all previous consultation about what people want for the community.	12/17/2017 9:43 PM
43	as per previous comments - I have not seen any evidence of how/why UA92 will benefit Stretford. WHere are the reports on studies as to how a step increase in students regenerate an area? What specifically are the positives. What about countering concerns around, night-time rowdiness, local properties becoming student rent, hollowing out outside term time pressure on facilities	12/17/2017 7:42 PM
44	Because it will be very handy and interesting.Also The majority of universities will offer regular career weeks, workshops and access to career advisers aiming to boost students' employability as well as making links with local and national businesses to create placements and internship opportunities.	12/17/2017 7:17 PM
45	I am concerned about the appearance of the residential accommodation on the junction. It does seem very high and is reasonably close to the residential houses behind. Whilst I have read that there will be no parking and so students won't bring their cars, in reality this will not happen. This could impact negatively on parking in the local area.	12/17/2017 3:18 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

46	I cannot see the value of an additional higher education site considering the universities that are already present in Manchester and Salford	12/17/2017 12:54 PM
47	This is being shoehorned into Stretford. I cannot see any advantages brought by this proposal	12/17/2017 9:30 AM
48	I believe it will benefit the Council and wider Trafford, but do not suggest it is being chosen to support / improve the local community, it is being developed in Stretford as the land is available and will benefit the Council not the local residents who are being overlooked.	12/16/2017 8:27 PM
49	The proposal is high risk and is gambling with tax payers money. I do not think there is further need for these courses in Greater Manchester as there are already 4 universities in Greater Manchester (2 in Manchester, 1 in Salford and 1 in Bolton). There are already plans for a university near the Manchester City ground. These plans for Trafford do not appear to be distinct and unique.	12/16/2017 4:12 PM
50	Why do we need another sports academy? City are already doing one.	12/15/2017 2:54 PM
51	We are broadly supportive but have some concern over the details. The Refreshed Masterplan should not be contingent or dependent on UA92 - other forms of development can provide benefits that contribute towards the implementation of the Masterplan	12/15/2017 2:53 PM
52	Don't need another sports academy. Privatisation of education.	12/15/2017 2:13 PM
53	Don't need another sports academy. Also selling out education to private investors.	12/15/2017 2:00 PM
54	We currently have two full size Gaelic Football pitches in TurnMoss. These are the only dedicated gaa facilities in Trafford and as a minority sport would like guarantees that these pitches will be protected	12/15/2017 1:59 PM
55	Don't need another sports academy in Mcr - got one at city	12/15/2017 1:41 PM
56	Don't need another sports academy once already in city.	12/15/2017 1:12 PM
57	Don't need another sports academy	12/15/2017 1:05 PM
58	I am not opposed to UA92, I am opposed to the current plans..	12/15/2017 12:46 PM
59	University campuses provide an opportunity to create formal sport and physical activity opportunities for both students/staff and the local community. Sport England would like to see the Masterplan reflect those opportunities.	12/15/2017 9:39 AM
60	I was unaware that a couple of footballers knew so much about setting up a so called university! Stretford is a residential area made up of families and workers. It cannot accommodate a large body of students. Students bring mess and attract crime to areas - you only have to look at Fallowfield as an example. They are also transient and do not regard the area they are staying in while studying as their proper home - they do not therefore have pride in the area or treat it with respect. Manchester already has three very good, highly regarded universities and bringing in a second rate so called fourth university run by a couple of ex-footballers is laughable.	12/15/2017 9:34 AM
61	The concept of UA92 could potentially have some benefits, but I have insufficient concrete information to make a decision. In any case, the proposals to include a hotel, offices and residential accommodation on the campus makes no sense. If it is to be a proper campus then the site should have student accommodation and facilities there, not speculative commercial developments that would dilute the academic proposal.	12/14/2017 9:50 PM
62	this relates to the proposed student campus on Lacy Street	12/14/2017 9:28 PM
63	I support it only if accommodation can be provided without ruining Stretford with tower blocks.	12/14/2017 7:36 PM
64	I disagree because the Executive Council has failed to convince me that the mix of students and residents will be a positive experience for all. I am not convinced there is any understanding of the impact on the residents. How can you plan to drop 1,700 students into a Community and have not done an adequate impact assessment .	12/14/2017 7:23 PM
65	Local health services already overwhelmed Increased Traffic congestion Lack of parking spaces ( students have cars ) Increase pollution, litter, noise Transport links - busses & trams already struggling to meet demand at peak times ( students need to travel to placements) Outside investors will mostly benefit - the community needs local investment	12/14/2017 3:13 PM
66	I am appalled by the tone and the attitude of some local residents towards this change and the introduction of students. Who elected Sarah Haughey and Bernice Garlic to speak for Stretford, they don't speak for me. I want to see this change, but then again I am not a champagne socialist.	12/14/2017 9:09 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

67	My concerns are not about the sites away from the town centre, they are specifically for the proposals in our town centre.	12/14/2017 6:48 AM
68	Due to the lack of communication and community engagement, I would vote to stop this going ahead. I see little evidence of community impact studies.	12/13/2017 1:15 PM
69	I do not agree with the proposed student village.	12/13/2017 1:03 PM
70	As previously mentioned, my concerns are regarding the parking. This UA92 area needs to have sufficient parking to accommodate everyone who will use the site once it's finished. I believe a leisure centre is also planned for this site, so once again, it needs adequate parking facilities on the site. It would also be good if local residents were given access to the leisure centre facilities at a lower rate. Also, when this site is initially being redeveloped, the construction worker vehicles all need access to parking on that site because when the Hilton Garden Inn was being built at the cricket ground, we had construction workers parking their vehicles on Edgbaston Drive, making our already overloaded street impossible for residents to park on. Another one of my concerns is that an influx of students and a leisure centre will increase tram usage. Assuming also that many of the students will be living in the area full time so they will also be using the trams at weekends. Therefore, more frequent services with added carriages would need to be implemented by Metrolink.	12/13/2017 12:52 PM
71	There are plenty of alternative areas where this university could be built, and using public money and hijacking our Masterplan is not the way forward. There is also an existing university (near the Etihad) in conjunction with MMU which has a similar offer without taking public money or land.	12/13/2017 12:42 PM
72	There is a very large University in Mchra as well as one in Salford. If this development were really needed one of these local universities would have been involved. The perpetrators of this proposal would not have had to go as far afield as Lancaster. This whole proposal smacks of Gary Neville and his Singapore backers seeing a cash cow in Stretford to the detriment of residents.	12/13/2017 7:55 AM
73	See above comments!	12/12/2017 10:29 PM
74	How will it impact on the local residents?	12/12/2017 10:11 PM
75	Not loving a high rise build!	12/12/2017 9:40 PM
76	The university is of no interest to me. I am concerned Trafford rates have been committed to the site prior to consultation.	12/12/2017 8:13 PM
77	if they are going to pull down the sports centre build the accommodation there then they will not need to use the metro which is not adequate in rush hour	12/12/2017 5:44 PM
78	Create a better infrastructure in Stretford Mall for Students	12/12/2017 4:44 PM
79	I am unsure about the recruitment strategy for UA92 and how it will benefit the community. For example, the recruitment strategy would need to meet the needs of the community and the city. There are no clear course proposals regarding the offer at UA92 and therefore I think it would be difficult to recruit for such an immediate recruitment cycle. In addition the Higher education sector is facing significant challenges and I feel that the UA92 proposals are vague and have no clear objectives (public facing).	12/12/2017 2:30 PM
80	I disagree with the proposals in terms of the student accommodation that would be attached to this. The accommodation would not even be right near the university, it would be extremely detrimental to the Stretford community.	12/12/2017 1:47 PM
81	My concerns are detailed above and related to pressure on the supporting infrastructure caused by increased student residents and the proposals for tower block style student accommodation.	12/12/2017 1:03 PM
82	Transport on match days	12/12/2017 12:49 PM
83	Transport on match days - football, cricket etc.	12/12/2017 12:04 PM
84	Transport to and from the university - it is close to the Manchester United stadium and there be a match on which can cause traffic.	12/12/2017 12:01 PM
85	This is a very busy area and this could overcrowd the area. The locals may feel like second class citizens.	12/12/2017 12:00 PM
86	with concerts and football matches it may be potentially problematic for the students. Students could cause problems for local people.	12/12/2017 11:55 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

87	- Could cause overcrowding of the local area. - Inflation of house prices in the area could be a problem for current residents coming gratification. - A false sense of community could also be created as the busy vibes would suggest. This would mean community centres wouldn't it be used?	12/12/2017 11:54 AM
88	How many people can go to the university and the demand for this kind of university? I am a bit concerned about the location because of traffic.	12/12/2017 11:37 AM
89	Plenty of unis in Manchester already . A uni will change stretford for the worse as students transition away .	12/12/2017 11:33 AM
90	How many go to the University ?	12/12/2017 11:25 AM
91	How many go to university ?	12/12/2017 11:23 AM
92	Chaos on Match Days. Too claustrophobic. Amount of Students - no night life for them so whats the point.	12/12/2017 11:15 AM
93	I do not like this	12/12/2017 11:05 AM
94	It will be very bust on match days and could disturb traffic and local residents.	12/12/2017 10:59 AM
95	I am unsure of the need of such a facility as there are already 3 universities close by and 3 excellent colleges. Expansion by these could provide the courses proposed by UA92, particularly the Trafford College	12/12/2017 10:08 AM
96	Badly thought out , just seems to be a money making scheme. Since when has Gray Neville bothered about education in Manchester let alone Stretford he can only be in it if he and his Singapore backers see a profit can be made. Manchester has two Universities why are they not involved is it because a similar project is already up and running at Manchester City at the Ethihad . The whole proposal is badly thought out and it seems strange that the students at Lancaster University knew about the proposed UA92 before the residents of Stretford .	12/12/2017 9:32 AM
97	I want to be sure the Kellogg's site can accomadation all the leisure facilities needed by Trafford residents and the students.	12/12/2017 9:24 AM
98	Impact on traffic and local services will need to be managed properly.	12/12/2017 8:59 AM
99	How have you established that the proposed university will generate the footfall to match the accommodation so that's we donor end up with a white elephant ghost town development with no tenants ?	12/12/2017 8:54 AM
100	This is a stitch up which needs to be looked at: there are three excellent universities and colleges which are Manchester based. Is there any tendering done? Again council tax payers will enrich private individuals: Any university should na a charity: the council has given no information on the legal structure of UA92	12/12/2017 12:41 AM
101	This question is biased to try and force a positive response. Really disappointed in your having taken such an approach.	12/11/2017 10:46 PM
102	What facilities are being built for the community as part of this development? Having worked in the education sector, I have seen what facilities are required for a welcome influx of young people but Stretford needs an improvement of facilities. Very little leisure opportunities, no social spaces, transport already at capacity with Metrolink being appalling and congestion on main routes.	12/11/2017 10:06 PM
103	Access to facilities should be available for local residents. Traffic on Talbot road is already at a virtual stand still during rush hours especially after the cycle lane was introduced. Change the cycle lane to kings road and reintroduce 2 lanes in each direction. The cycle lane is mainly used by those traveling from the south of the borough. Send them down kings road. Streford residents generally use gorse hill back streets.	12/11/2017 4:54 PM
104	What infrastructure will be put in place to support the increased population? Will parking be available on/around campus? If not then this will negatively affect the local population	12/10/2017 6:24 PM
105	Be great if the staff/students who attend the UA92 new higher education facilities could cycle/walk or use public transport or at the very least car share to reduce the impact on congestion. We need dutch style cycle lanes on the A56 University corridor so students can cycle safely between Lacy Street and the new campus on the Kellogs site.	12/10/2017 5:07 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

106	This proposal seems to be being rushed with limited information about courses and viability being provided. There is already a football University at the Etihad and expansion of MMU in the areas which are likely to be a focus for UA92. The overseas market is v volatile at present. The proposed home market for UA92 is not established. The full details of courses will not be available until Jan but courses are due to begin Sept 2019. So as someone currently working in FE I'm not convinced that this is a viable or realistic proposal.	12/10/2017 5:02 PM
107	Whilst I do not object to the opening of UA92, I cannot support this as Trafford Council have failed to truthfully and adequately consult with local residents. There are a considerable number of unanswered questions surrounding plans and the impact upon local residents and the housing stock. Whilst I appreciate much of this is unknown, the frequency with which council representatives are contradicting each other, and failing to recognise the current population as predominantly elderly and family set-ups and therefore the need to seriously manage HMOs is shocking.	12/10/2017 1:00 PM
108	I cannot comment as there is not enough information provided	12/10/2017 11:15 AM
109	Stretford deserves better than this	12/10/2017 9:45 AM
110	Trafford seem to be pinning all hopes and improvement aspirations on the university plan and investing huge amounts on land and buildings that should be spent on Stretford itself .Therefore affording Stretford the same treatment of investment we have seen recently spent on other areas of the borough .At the moment the only improvement made in Stretford mainly effect motorists and not residents or community.	12/10/2017 12:16 AM
111	I am open to the idea of a university, if it can be first demonstrated that the benefits to Stretford outweigh the drawbacks to Stretford, and that it is a low-risk, viable proposal for the long-term. This means developing clear plans to address impacts that UA92 might have on the local area, setting out and assessing the benefits UA92 might bring, and publishing research or analysis that shows the viability of the project. Assuming these relatively simple things are done, the assessment shows that the university is overall a benefit to the area, and it is a low-risk viable investment, I would be happy to see a university in Stretford. I would emphasise the need to address transport in the area, be it by introducing much better cycling and pedestrian routes, providing additional capacity on the tram, and optimising road layouts for Stretford rather than through-commuters. Many of the problems that additional students might bring to the area are quite easy to identify, and I would like to see more specific proposals on how these will be addressed. For example, parking, and an influx of HMOs or buy-to-let landlords. On this, I believe we need commitment from the council that they will do everything within their powers to regulate private landlords and HMOs.	12/9/2017 12:59 PM
112	The university has potential to be a great development for Trafford. There are a number of areas of concern. 1) I would like to see some sort of covenant with the local community to work together to maximise the impact on Trafford in terms of skill sharing, mentoring, bringing in local people, local scholarships etc. 2) The covenant - perhaps through a steering group linked to the community networks centred around Stretford Public Hall could work together to maximise community benefit and mitigate issues, with a clear commitment from the UA92 and Lancaster to agree to work with them 3) There are several examples of universities pulling out of campuses - Scarborough, Hastings that devastate students and local communities, i am not clear what the plans/ commitment are around this. 4) As most students are starting to prefer to live near the city centre i am not clear that students will want to live in the area and thing that the housing will be a hard sell compared to Cornbrook/ Hulme which provide walking access to the University and the City Centre. 5) Landlords and HMOs and conversation - already an issue , would want to see monitoring and licensing and appropriate infrastructure.	12/9/2017 10:42 AM
113	Don't be over reliant on this.	12/9/2017 10:24 AM
114	Do not build a 1,750 capacity student ville in the heart of the town centre. Spread the accommodation out and closer to the university. The are a transient community with no investment in the community. They will shop/drink where ever they want, I don't feel they will contribute financially to the local economy. We will be left will the cleaning bill	12/9/2017 9:00 AM
115	Concerned about the impact increased population will have on local services (doctors etc)	12/9/2017 7:46 AM
116	The tower block will be too high. 4 storey maximum. The leisure centre is for everyone, not just residents and predominantly students. Turn Moss is used by local teams and the public and no part of it should be fenced off or given priority use by a university. The cinema should be open for all, not just students. The developments are all about making life for others in stretford, not about making life better for those already living in stretford and surrounding areas and that is wrong.	12/9/2017 6:05 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

117	see previous statement.	12/9/2017 5:45 AM
118	The student accommodation is too large and ugly. And will have a negative impact on using the tram in peak hours.	12/9/2017 5:36 AM
119	Don't need a university, need more affordable housing for local people, not a massive complex that doesn't cater for the community of Stretford.	12/8/2017 10:25 PM
120	I am not confident UA92 is viable. I don't believe the degrees on offer are compatible with the academic rigour required for a degree (with the limited knowledge we have on them). There will be a competing sports university campus run by MMU at the Etihad. Why create a poor version of it. The timescale for the college opening isn't feasible. A half thought through, rushed proposal for the sake of 'getting something done' is the worst possible option. Rethink the point of this.	12/8/2017 9:30 PM
121	Traffic congestion is a concern and parking by the 1000s of students expected	12/8/2017 7:12 PM
122	Again impact on doctors and transport	12/8/2017 6:53 PM
123	High rise buildings are not a good idea	12/8/2017 6:14 PM
124	The mess the students might make on the area	12/8/2017 6:13 PM
125	I do not believe the area can take such a late influx of new people from one demographic. There is already a large strain on transport and public services in Stretford.	12/8/2017 4:48 PM
126	Students stay in an area for a temporary period. I feel Stretford's current community will be lost by the New intake of people who don't have pride in Stretford. The ONLY positive I can see from it is it would bring money into Stretford which might spur on the opening of some new bars (hopefully not a casino!). However student bars are unlikely to be used by current residents. I am hoping Stretford will not become like Fallowfield. I've lived there my whole life and feel quite sad about the proposals. I work for an Architect myself and feel that Make's design is poor for many reasons and it could be improved.	12/8/2017 4:09 PM
127	The local infrastructure will not be able to cope.	12/8/2017 4:07 PM
128	Traffic is already horrendous once the uni is on Talbot Road it will be so much worse	12/8/2017 3:49 PM
129	I have no issue with the University proposals but there are many unknowns and I feel a lack of transparency and honesty from the Council. Councillors interested and who benefits should be openly and honestly discussed.	12/8/2017 3:41 PM
130	Just look at Fallowfield. It is a complete tip.	12/8/2017 3:37 PM
131	Hopeless lack of detail	12/8/2017 3:21 PM
132	This will not be if any benefit to current residents. We were told there was being bars and more nightlife for us already living here not for a few hundred students,	12/8/2017 2:58 PM
133	I have serious reservations about the viability of this. And you have not shared anything that inspires confidence	12/8/2017 2:57 PM
134	Stretford and Gorse Hill are already struggling to cope with government cuts to local facilities and services. Will this be fixed/improved before we are expected to cope with 6k extra people in the area?	12/8/2017 2:57 PM
135	I have not heard anything at the public events that allay my fears that this whole thing has not been carefully considered. There are similar universities offering similar courses locally and those universities could be supplemented instead of this proposal. It does not offer anything new in terms of a commitment to affordability for those it is aimed at (comprehensive school leavers). 25 sponsored places and 4 years into 3 (but at 4 year prices) do not strike me as affordable to the majority of the several thousand students anticipated. It is very unlikely to be affordable to the many. The proposals to share a leisure facility with the public and university are very dangerous. What happens when students have a gala (swimming) or other need to use the facilities at the expense of the public? The existing leisure centre needs investment and since the closure of George H Carnell should have been invested in but it hasn't. However, it is completely for the use of the public as a priority. We have asked for examples of where shared use with a university has been done successfully and NO OTHER examples have been produced despite the Chief Executive stating publicly that there were "many successful examples". I doubt this would ultimately benefit the public. Sharing Turn Moss with Salford City FC and/or the university will also turn a public asset over to private/semi-private use, which will not benefit the majority of the community. There is surely opportunity to do something on Turn Moss (if it is needed) that will benefit the public as a public resource.	12/8/2017 12:14 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

136	I am supportive of the proposals but I do have some concerns regarding infrastructure, particularly on the Metrolink. The current picture is that it's difficult to get on a tram at Stretford towards Old Trafford from 8am-9.15am on a weekday as they are already full from Altrincham and Sale, adding extra residents to this will put additional strain what is already a full service. This cannot be easily solved through extra trams as this would not be worth the investment because the extra strain will in the main be on 1 stop, between Stretford and Old Trafford.	12/8/2017 10:04 AM
137	Greater Manchester has enough pay to be educat establishments. Staff are being made redundant in local universities due to shortages of students etc so why do we need another white elephant in Stretford.demolish the mall.	12/8/2017 7:57 AM
138	you will need shops for the coming students	12/7/2017 8:20 PM
139	The proposals must benefit the local residents and not just the students. The proposal to hand over Turn Moss to private ownership in concerning. Will access to facilities for the public be guaranteed? Will the university profit from charging the public for access? Also, will enough housing be provided in the area for all the students? What will be the impact on rents for local residents? Or to young people looking to get on the property ladder?	12/7/2017 11:46 AM
140	I feel nervous about having a university very close to where I live as currently it's a nice residential area and having lots of students around will change it. We only moved here a year ago and may not have bought the house had we known the plans for a university a short walk from our house so I'm concerned about how it will change the area.	12/7/2017 10:34 AM
141	This plan is being shoehorned into Stretford. The effect of so many students living in a very concentrated area would be enormous. It will have a huge negative impact on the area which would cover transport, residents parking directly around the proposed student accommodation and in the general area, medical facilities, increased multiple occupancy, traffic and more takeaway food outlets/litter.	12/6/2017 5:54 PM
142	This idea is being imposed on local people. There are similar educational establishments locally, within the Manchester area, as well as the University establishments less than four miles away. Yes, by all means plan to "refresh" Stretford, in the way Sale and Altrincham are being improved but without strings attached.	12/6/2017 12:03 PM
143	See comments above - The provision of Higher Education at the heart of the proposals is welcome but there is much detail yet to be considered and at present the proposals seem to be overly reliant on input from private developers to enhance existing sites - Trafford should take a stronger lead in embedding requirements that will ensure that the redevelopments benefit citizens and provide assets which can be used by the community.	12/6/2017 12:36 AM
144	We have not had sufficient information available as part of this consultation to allow me to make a positive response	12/5/2017 11:17 PM
145	The university is fine in principle, although I am not sure what the market is - obviously potential students with academic goals would never look at this when they could go to the University of Manchester. I don't know why you aren't using the existing facilities for Trafford college and developing that way.	12/5/2017 8:36 PM
146	Traffic is already so bad in that area that this can only add to the congestion.	12/5/2017 8:01 PM
147	More facilities for nightlife would be necessary.	12/5/2017 3:56 PM
148	I am undecided about the academy if we don't agree. We would not be funded for all the other investments in Stretford.	12/5/2017 3:49 PM
149	Concerned about the huge increase <6500> students to this area + the impact an local transport - roads and trams and buses.	12/5/2017 3:37 PM
150	Why UA92? Narcissism Profiteering out of Youth? GM has enough universities (4) why is Lancaster involved. What do ex footballers know about higher education. Offers nothing for local population. What happens when no students enrol. UA92 are total chancers.	12/5/2017 3:23 PM
151	Don't really think a university like this will help local people. Stretford is a lovely community and I worry that the influx of students in such a small area will have an huge impact on our community and infrastructure.	12/5/2017 3:19 PM
152	I think UA92 is a positive step for Trafford, it would bring jobs, visitors and retail in the area.	12/5/2017 3:16 PM
153	Didn't ask for this. Bad idea Tax payers money wasted	12/5/2017 3:02 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

154	How could the university make links with the current education providers in the area? High Schools, Grammar Schools, Primary Schools	12/5/2017 3:00 PM
155	NOBODY asked for a University. Ditch the plan immediately. Who asked the residents that millions of tax payer pounds should have been spent away.	12/5/2017 2:46 PM
156	I agree with using the Kellogg's site for the campus but I am concerned about housing! 700 students in tower blocks with no facilities for car parking anywhere. Car parking is a major issue already in the Victoria estate on Match days. Please do not add to this and increase pollution along the already congested A56. Why demolish a perfectly good leisure centre which is used by the community to build another one in which students will take over.	12/5/2017 2:44 PM
157	Infrastructure must be able to cope (Transport, medical etc.) with influx of students, potential for UA92 to fail so need contingency plans. Need to preserve property/property prices for residents not student landlords. High risk that development focus is on students (only here 30 weeks per year) and neglect of residents.	12/5/2017 2:34 PM
158	Increased traffic on Talbot Road, cycle lanes cause traffic to back up especially at junctions with Greatstone Rd and Warwick Rd South.	12/5/2017 2:16 PM
159	Talbot Road Traffic Congestion Trafford Council want "clean air" round major roads. As the proposed site for new leisure centre is further away, more cars will be using the area defeating the object surely?	12/5/2017 2:15 PM
160	I cannot find anything which establishes a need for the UA92 academy, or which outlines who will be liable for all of the facilities should it not be successful. The falling demand for university places is a huge concern. And, the impact of increased student numbers on the local area has not been considered in terms of housing, community and behaviours.	12/5/2017 1:48 PM
161	Again I am keen to encourage cycle use and use of public transport, we can't just keep growing an area that draws people in when there is a limit to how many cars can fit on the surrounding roads	12/5/2017 11:39 AM
162	I am supportive of the creation of UA92, though I do have concerns about the impact a large student population could have. Whilst I welcome students moving to the area and see how a student population could benefit the area, there can be downsides too. I believe we need commitment from the council that they will do everything within their powers to regulate private landlords and HMOs, to ensure the area isn't turned over to student rentals.	12/4/2017 10:08 PM
163	I'm broadly positive but there seems to be a lack of transparency around the details which people are concerned about. Some of the information coming forward is very woolly and vague	12/4/2017 7:06 PM
164	UA92 is clearly a marketing tool which masks true nature of the development and the investors behind the bid. This is a high yield return on capital expenditure utilising public realm land, which will have a massive burden on the local community, but which they will not benefit financially from.	12/4/2017 9:55 AM
165	i dont see how another education facility in the borough will benefit Stretford specifically.	12/3/2017 8:29 PM
166	I think this is a brilliant idea and builds positively on the area's sports heritage.	12/3/2017 7:57 PM
167	The scale of UA92 is, perhaps, more than the area can support even with all the other proposals taken into account. I lived in Fallowfield about 30 years ago, not far from Owens Park and witnessed first hand the migration of the student population into the wider community. Houses on our street were purchased by landlords as they went up for sale becoming multi occupancy and, because most students leave at some of the holiday times, it became something of a burglar's paradise and, therefore, not very secure for those living there full time.	12/3/2017 4:26 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

168	<p>As a resident in this area (Wilton Avenue) we have experienced increasing parking problems in recent years. We have match day restrictions in place for football, but as developments have been undertaken in the area (Flats on Warwick Road, hotel at the cricket club which disrupted Trafford Council staff parking at LCCC) there has been an uplift in commuter parking on local roads. As an experienced Development Control Engineer that worked for Trafford Council for 8 years on developments in the area, i'm exceptionally concerned about these proposals and the likely parking stress that will result. The development proposes a multi storey car park that will no doubt be pay by the hour. This is no use nor ornament for local residents who will experience further on street parking stress as students will want to park for free the same as football and cricket fans and commuters do too. We are insufficiently protected and there is insufficient enforcement on match days and the match day signs have been allowed to fall into disrepair. We have put up with the congestion and parking issues on a match day but It is not acceptable to enforce this onto us on a daily basis without adequate mitigation measures or management plans in place. The tram being located in a close proximity is not adequate an excuse for a lack of free parking being provided within the site, the tram is oversubscribed, trams are full by 7.45am in the morning and on match days at peak times are inaccessible without queuing on both sides of the tracks, getting to work by any mode of transport other than cycle or on foot is impossible on a match day. Capacity is required to be increased at peak times on the network. There are no current cameras or monitoring of the signal controlled junctions within the vicinity of the site and the length of time that congestion is experienced at local junctions has increased in recent years and therefore adequate cameras should be installed to allow TfGM to monitor the congestion on the network and to allow optimisation of the signals at peak times to reduce congestion. Adequate infrastructure for travel by foot, cycle and public transport is required to comply with NPPF and those assessing the application need to be undertaking a robust unbiased assessment that isn't swayed by wealthy developers or political gains. Residential development is better suited to this site in my honest experienced opinion. The area around Old Trafford tram should not be encouraged to become a campus and town centre, it would be better realised with residential development, to fit with neighbouring sites. I believe there is a high likelihood of severe cumulative impact resulting from these proposals in terms of transport, congestion and parking issues.</p>	12/3/2017 10:43 AM
169	<p>This idea is very upsetting for residents and visitors. Who will this benefit from this idea other than Gary Neville and his backers. M Please listen to local raids</p>	12/3/2017 6:20 AM
170	<p>How has the need been assessed for the provision of such higher education? How will it work with North Trafford College?</p>	12/2/2017 5:06 PM
171	<p>I don't think Manchester needs a new university campus. The numbers of students has declined in recent years due to increased tuition fees and it doesn't look as if that will change anytime soon. In terms of the university itself, sports and media degrees have been the hardest hit by the decline in student numbers so opening a university almost exclusively for these subjects seems incredibly ill conceived. When term started this year there were still accommodation places available in Fallowfield and other student areas - I know if I was moving to Manchester to start a course I'd move there rather than Stretford due to the fact they are already fully established student areas with more on offer in terms of nightlife etc.</p>	11/30/2017 5:34 PM
172	<p>There appears to be no research that another 'university' is required in Manchester, it may bring more jobs to the area but I do not think that this will improve Stretford. Will building contracts be awarded to local firms? Will it strive to employ a higher percentage of Trafford residents? No research has been provided about the student accommodation and why it is needed when there is still availability for this academic year for halls elsewhere in Manchester. The use of public money to purchase buildings and spaces for this does not reflect what the community was told in the original masterplan. A transient population will not add to the community feel of Stretford and will add more strain on local services such as transport, doctors and dentists.</p>	11/30/2017 4:47 PM
173	<p>How inclusive this would be for marginalised groups</p>	11/30/2017 12:02 PM
174	<p>Happy for the university to be opened in the proposed location but strongly disagree with the location and size of the proposed student accommodation. It is not fitting with the area and would lead to several social economic conflicts which are not addressed in the proposal e.g. increased crime, requirement for increased council services such as bin collections and street cleaning</p>	11/29/2017 4:45 PM
175	<p>This is not the kind of development that Stretford needs. I fear that it will not have a positive effect on the community and the area. It will put even more pressure on a public transport infrastructure that is already failing to meet the needs of users, as well as placing an additional burden on local services such as GP surgeries. Any development of Stretford needs to consider the needs of the community first, but with the reliance on private investment for this project, this will never be the case.</p>	11/29/2017 4:37 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

176	See previous comments - awful idea	11/28/2017 6:19 PM
177	Not good for community , house prices will fall insurance will be more expensive it will degenerate the Area not regenerate see fallowfield and other student areas they do nothing positive for the community we need to improve stretford you wouldn't put this in altrincham hale or Bowden so doubt do it to stretford	11/28/2017 5:23 PM
178	General traffic of the area as on match days you can't move for traffic already	11/26/2017 10:00 PM
179	Far more consideration needs to be given to integrate the student population into the existing community.The proposals appear to put the students first	11/26/2017 8:15 PM
180	If more students are going to be around Stretford mall then you need more shops that will appeal.	11/26/2017 4:59 PM
181	The only reason that I don't disagree wholly with this proposal is because it is too late and I am aware that it is going ahead regardless with certain decisions having been made long before the concerns of the locals were given any thought- as a resident of Stretford, it would have been nice to have my say from the start. I strongly object in particular to the student village being established right next to a residential area, including a ridiculously high and unsightly tower block. The height of 20 stories is far too high, will overshadow the surrounding area and spoil the look and feel of a part of Stretford that has only just had a face lift. It is notable, by the way, that you have only put 12 stories on your diagram. I have been a student and I now work with students and while I appreciate their qualities, they are not the kind of residents that are good for an area occupied by workers and families - along with students come fast food outlets, mess and crime. Students are a transient population and do not appreciate the areas where they live only temporarily and as they are not really part of the community, they therefore do not feel any loyalty to the area and so do not bring anything to it nor feel the need to do so. You only have to look at other student areas such as Fallowfield to see the negative effect of students on an area - the number of complaints by local residents to loud parties, the mess and the crime and the clear up operation every summer when the students then empty the contents of their student homes to then go to their real home. This is very unfair on those families living close by. It is a very odd place to put students - right on a busy road, a good walk away from their place of study and in an area populated by workers, families and the elderly - hardly ideal. Why not have the students closer the where they will actually be studying? This would be safer in terms of being further away from a very busy junction and they would not be quite so close to local residents.	11/26/2017 3:03 PM
182	I am utterly unconvinced this will be a success. Other academy education establishments have failed. Manchester has plenty of further education options already and people who are paying for degrees won't want to buy something unproven. The plan involves handing over the responsibility for Stretford' s future success to the private sector which we have no control over. We will lose public spaces. It's also gambling Stretford's future on one very niche population... a population which is uncertain and transient.	11/26/2017 8:19 AM
183	I disagree that Trafford needs a university. Manchester, Manchester Metropolitan, and Salford universities are all very close to the proposed site of the UA92 campus. There is also the UCFB Etihad Campus which provides sport related degrees.	11/25/2017 4:34 PM
184	This will cause strains on infrastructure and bring little if any benefit to local residents. There are plenty such Universities offering these programmes of study in the region. This is a proposal with the front loaded interest clearly in site... the profit making by some already very-wealthy people and this will be at the expense of the local community.	11/25/2017 3:51 PM
185	Traffic increases	11/25/2017 12:30 PM
186	I believe that the function of UA92 is a money making business on the back of offering educational places (which are already available all within a close radius) and actually will be of a lower standard to most degrees that other Universities offer. I would also think that those courses should already be on offer to students at the North and South Trafford Colleges already.	11/24/2017 2:40 PM
187	I agree with higher education being a focus for future generations however feel that the infrastructure can not cope with an influx of students. The local area is already congested and services poor we also have very very poor air quality and fear more people will make this much worse	11/24/2017 1:47 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

188	I broadly support the redevelopment of the Talbot Road site but question the use of the Lacey Street site for accommodation. The council should do more to guarantee the resilience of local services and facilities to ensure they can cope with the influx of a transient student population while continuing to meet the needs of residents. More should be done to ensure that the immediate local area does not become turned over to private landlords looking to turn a quick profit converting to low quality student rentals	11/24/2017 12:24 PM
189	I support the proposals but feel you are going have taken into account and are going to exacerbate the problem with parking at area around Old Trafford metrolink station. Withe introduction of the metrolink maintenance depot the council never ensured a balance for the loss of public park on the former section of elsinore road (which was extensively used). Since then the area is now also congested with parking for office worker of the Talbot road area and commuters parking to take the tram into the city centre.	11/24/2017 9:52 AM
190	Do not allow Salford FC to take over pitches on Turn Moss	11/24/2017 3:11 AM
191	Stretford residents were not consulted about the opening of a university which completely changes the make up of our community	11/23/2017 8:57 PM
192	excellent plans securing our childrens future	11/23/2017 3:21 PM
193	What a stupid name. It sounds like a Mickey mouse university. Why do we need this? Trafford Council are in the pocket of the Nevilles.	11/22/2017 8:37 PM
194	In terms of the university we are duplicating and local people have this facility elsewhere in the city. People want the better leisure facilities in the area and better quality green space.	11/22/2017 2:12 PM
195	I would prefer it if the mall was completely demolished and a network of streets built, like most towns.	11/22/2017 9:37 AM
196	In the surrounding areas of Manchester we have a wide selection / choice of further education and universities. There are plenty already in existing established communities. After reading the proposals I am still unclear how the University will improve Trafford? The plans are too large in scale and will rip out the heart of Stretford and the community. 36,000 people in Stretford and the proppsal keeps referring to 300 representations in 2015. (0.83% represented?).	11/21/2017 9:05 PM
197	With MMU already doing the same I cannot see the demand being there - UA92 seems to be a poor imitation of the other project (no top flight football club involvement, not access to current, well established university facilities). We have three excellent universities in GM already and several more in commute distance, yet degrees have less and less value in the job market and young people are saddled with increasing debt. If we want to help the next generation out focus should be on good quality housing, affordable on an average income.	11/21/2017 1:56 PM
198	Manchester has a University. Salford has a University. Why shouldn't Trafford have one. Besides that I think it's a great proposal for this to in its proposed location inbetween LCCC and MUFC. MCFC have converted and rejuvenated Eastlands into a Sporting Hub. This could be our equivalent. Where students can gain high level qualifications in an iconic part of the city. Also to have the Class of 92 to be investing in the area and putting their name to this adds that much more excitement to the whole project.	11/21/2017 11:51 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

199	<p>I think this type of inward investment is important but it should be very clearly integrated into the local community - eg. no fences and security gates separating housing and retail - no barriers to movement between the canal and the town - use the space to connect people and places. The influx of a transient population can bring its own issues. The UA92 need to be socially responsible and insist on all students engaging and agreeing to a student contract in terms of behaviour and respect for the community area. It might be worth looking into the development of a small town area which has undergone such change. I think this is a positive influence, and wonder why the relationship is with Lancaster and not a Manchester university? I would like to see the council right into its ethical and sustainability strategies new planning rules in relation to food premises, the type of food served (ie stop supporting planning applications for fast greasy fried food) and encourage diversity in the retail and social space offer. This could be highly beneficial for Trafford residents in terms of a food market, nutrition enhancement for the students and town, linking in with the overall aspirations of many Chorlton residents and Stretford residents. The Council should try and be innovative in this regard. The Lacey street area should connect Stretford to the waterway and the fabulous canalside walks which no doubt many people do not know about. Impact on traffic and pollution. The A56 is a huge elephant in the room and all the plans in the world will only be a success if this major highway had a. not been built or b. can be moved to two lanes of traffic. There is no reason why there should be three lanes of traffic, coming from Sale where there is one lane, up to Gorse Hill where it goes to one lane (two aside). This enlarged road in Stretford is actually contributing to division of the town when it doesn't need to be this way. I would state that a 4 lane highway here (2 lanes of traffic either side) and a one lane of traffic on Kingsway would be a start in improving the potential for development in the area. I would also say that Barton Road should be single file traffic so that the pavements could be extended to encourage different types of businesses on this stretch of road. there is no need for two lanes of traffic if the traffic light management was improved.</p>	11/20/2017 3:00 PM
200	<p>Introducing 1000s of students will be a burden on local public services which are already burdened</p>	11/19/2017 10:40 PM
201	<p>Concerned about access to Stretford leisure centre both during development and once developed, would be good to have more information about cycle routes to and from other district centres (Salford, chorlton, Urmston)</p>	11/19/2017 7:38 PM
202	<p>I am very concerned that there is insufficient consideration to the environmental impact or transportation strategy around these proposals, and I suspect that they will have significant negative impact on the residents of the local area. Given the poor results of the recent efforts to redevelop the traffic junction, I fear the council needs to rethink and re-examine its ability to comprehend the reality of Stretford residents.</p>	11/19/2017 6:45 PM
203	<p>It would be great to see the land put to good use and a local university would really raise aspirations of young people; however, it's inappropriate to knock down a local leisure centre that has open access use and replace it with a UA92 leisure facility that might not offer open access to Stretford residents all year round. If you want to stop the student vs. residents debate then why not actually integrate the students and residents together rather than creating little "bubbles" of students zones.</p>	11/18/2017 8:19 AM
204	<p>The proposals are really not well thought out and it is unreasonable to try and consult with little or no information.</p>	11/17/2017 10:18 AM
205	<p>The development of educational facilities is not the issue. It is the student union and housing to go with it that is not acceptable in the locations suggested</p>	11/17/2017 6:14 AM
206	<p>Any facilities that are built for students eg new sports facilities the general public has access to and there are lots of facilities for disabled together with plenty of parking spaces for every one</p>	11/16/2017 11:37 PM
207	<p>I don't disagree with it, but have concerns about the impact on Stretford's infrastructure.</p>	11/16/2017 4:24 PM
208	<p>It simply isn't needed. A small academy could possibly work, but why not focus on something else? Something people want? You could create GREAT facilities for people working in companies around the area, like a mature campus. A really nice place to live and work. That'd bring in more money than students (although I am not aware of how much UA92 have promised the council, but no matter what, it isn't working with the current community in mind).</p>	11/16/2017 4:16 PM
209	<p>Talbot road is already very busy at rush hour and Im not sure how this can be mitigated through a university campus which will increase drivers compared to Kelloggs. On a environmental note, the pleasant thing about the current Kelloggs site is that it provides greenery and wildlife habitat in what is a congested and developed road. I would like the new campus to maintain if not enhance this characteristic.</p>	11/16/2017 3:05 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

210	More traffic. Air pollution. Congestion of Chester road from 3-30pm to 7-30 pm weekdays. Congestion through the year for trafford center,football,cricket. Congestion on Chester road Pre Christmas pre Easter,and bank holidays for trafford centre,football,cricket and the occasional concert ..... Metro link packed daily causing delays and over crowding. Worse on match,cricket,Xmas shoppers,bank holidays and Easter break. Hospital closes at 8pm. No health care centres.	11/16/2017 2:07 AM
211	I am not going keep repeating same as above	11/15/2017 9:53 PM
212	Someone will make money from this scheme but it it won't be Stretford. Think of something better that will enhance the look and feel of Stretford.	11/15/2017 4:31 PM
213	University yes, excellent but the Lacey St development no.	11/15/2017 1:10 PM
214	I think the University itself is a good idea, however I strongly disagree with the location of the student accommodation at Lacey Street. In your proposal for the university site you say it will include office space and new apartments; It would make much more sense to have the student accommodation there instead of those. This would be far more convenient for the students and reduce the congestion that will be caused by 1700+ of them moving back and forth from Lacy St.	11/14/2017 9:42 PM
215	Great idea in principle but I am concerned as to how transient student populations will fit into Stretford. They will need additional transport options and residents will need assurances around how anti-social behaviour will be dealt with.	11/14/2017 8:23 PM
216	Again student accommodation around Lacy St. What do you do with if UA92 fails?	11/14/2017 8:05 PM
217	My concern is with traffic and transport: parking at the site, and overcrowding of the Metrolink system at Stretford.	11/14/2017 7:55 PM
218	At the moment the plans regarding this are so sketchy and lacking answers it is hard to have a positive opinion. I am not against it completely but certainly can't say for certain that I support it with the level of information available. Has a health assessment taken place, will Turn Moss be fenced off, will the leisure centre be for students, how will Stretford benefit from it - how much revenue gained will be put back into Stretford. Infrastructure?	11/14/2017 7:27 PM
219	The proposed university in itself is a good idea but the impact on Stretford from the campus development and the increased population is massive and I believe not thought through properly	11/14/2017 5:26 PM
220	Where is the Money coming from. I.E are there any companies registered in Tax havens involved. It should be a no unless all stakeholders are UK registered	11/14/2017 3:59 PM
221	- the transport links need to be reviewed. The tram is already impossible to get on during rush hour any extra strain will be problematic, are you discussing this with metrolink?	11/14/2017 10:37 AM
222	Same old	11/13/2017 10:36 PM
223	There is not enough information on how UA92 will impact the local area. And why are they planning on putting housing on Edge Lane instead of closer to the school?	11/13/2017 8:53 PM
224	I am supportive of the educational aspect of the plans, it is the affect of those plans on infrastructure, public services, green spaces and transport that causes me concern	11/13/2017 7:35 PM
225	Bring life - youth, money, business into the area. Stretford is crying to be put back on the map. When you tell people you live in stretford the reply is 'Oh right'. I want that vibe when people hear of Chorlton, Altrincham, Didsbury - some where to go, something to do, just a nice place to be.	11/13/2017 6:25 PM
226	This site could be put to better use for the benefit of Stretford residents	11/13/2017 5:26 PM
227	excellent ideas	11/13/2017 9:49 AM
228	I think there needs to be a complete rethink of the location of the many facilities associated with the university	11/12/2017 11:07 PM
229	Concerned about pressure on infrastructure including roads and public transport. Feels like sport dominates Stretford/Old Trafford area as it is.	11/12/2017 4:50 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

230	There are too many unanswered questions about the impact of the student accommodation, the impact of public transport in the area, the lack of investment in cycle paths to/from the proposed campus, the compulsory purchase orders for the Essoldo and nearby buildings, the impact of several thousand students on health provision in the area (especially as Trafford General seems to gradually being downgraded), the impact of the potential loss of leisure services and no specific details about how this will be guaranteed with the new facilities, the impact of the change of use of Turn Moss on local residents and the groups who use that area etc etc etc. Lack of transparency regarding the whole process is also a major issue.	11/12/2017 10:34 AM
231	I am concerned that shared community facilities with UA92 will impact on the offer to the local community. There is no clarity about how the proposals will ensure that community members will be able to maintain the same access to facilities as they do know. I would like to see commitments about how this would happen and also options for redress if it does not.	11/12/2017 9:08 AM
232	I do not agree with the council using my money to fund a private university. I would support a public university as has already been published by Trafford University working group and shared with Sean Anstee.	11/12/2017 12:37 AM
233	support the uni but i don't want local housing to become student housing.	11/11/2017 12:03 PM
234	I disagree with the plans for Turn Moss. I disagree with the architectural plans for the accommodation (too high) on Chester Rd. We need proof that local families will be able to access (the same as currently) the leisure /lesson facilities of the Sports Centre once built.	11/11/2017 9:17 AM
235	2000 students being placed in a density populated family area will bring crime, mess, traffic congestion and anti-social behaviour. Our houses are good sized reasonably priced family homes and it won't be long before landlords buy them up and fill them with HOM	11/11/2017 7:45 AM
236	Worried about density of dwellings, quality of design and architecture, impact on congestion.	11/10/2017 7:06 PM
237	Worried about how an influx of students will impact on public services offered to locals - bins are not emptied enough as it is. Traffic is bad and will surely only increase.	11/10/2017 5:10 PM
238	Already commented but the site does not need a hotel and three office blocks which are on the plan but curiously invisible on the artist impression of the academy, and therefore giving a false impression of how Talbot Road will look once work is completed.	11/10/2017 4:21 PM
239	Did I hear right that this is focussing on media and sport? We have enough students/graduates in these areas. More engineers & scientists to address the skills gap.	11/10/2017 2:50 PM
240	It is really important that any new education facility also commits to providing educational opportunities for the local community, perhaps through links to local schools and community groups. They need to be an actual part of the community not exist in a separate bubble.	11/10/2017 11:15 AM
241	I'd prefer if the campus was in the town centre and the student accommodation further down the road and more spread out - there's several available sites where a set of lower-density student halls could be built which wouldn't dominate the town centre and effectively hand a quarter of it to a temporary population. I have concerns about the viability of UA92 in a time when most universities are consolidating or even downsizing their campuses but I think that if it works it will be a good thing for the area. I'm not sure why you haven't mentioned the leisure facilities as part of this as they're important to the site, and the actual course provision being proposed is so vague as to make me think that it might end up being a sort of Microsoft Museum type offering, showcasing technology but with very little real innovation associated. I'd like to see residents' discounts or open access courses written in the proposals for two reasons: one, so that local families can feel some stake and ownership and inclusion in the campus, and two, so that the wildly optimistic figure I've seen bandied about of 30% of students living at home while they study can be even 50% realised.	11/10/2017 10:44 AM
242	The tower block is not conducive, nor in keeping with the surrounding residential area. The skyline would be dominated by a huge concrete tower, with no architectural merit. The surrounding residents would all be detrimentally overlooked. There is no adequate parking nor amenities space to complement the building. There is no extra provision to upgrade the metrolink service, which is already stretched, particularly at peak times, to accommodate the extra footfall. A better proposition would be to site the accommodation over the proposed redeveloped South side of the Mall. This would prevent students crossing the dangerous Chester road and the larger footprint of the Mall would mean that the building would not need to be so high.	11/10/2017 9:24 AM
243	I think the student residences should be nearer to the college. I do not think Lacey St is appropriate and do not feel that the transport infrastructure can cope with the volume of students.	11/10/2017 9:22 AM



## YOUR SAY – on the Stretford Refreshed Masterplan

244	Greater Manchester already has four established universities, and also another very similar venture to UA92 in UCFB. I am very skeptical about the demand for another sporting university in Greater Manchester. I do like the idea of significant investment in Stretford, but am very concerned that UA92 will fail and want plans in place for that contingency.	11/10/2017 9:06 AM
245	A fully-prepared corporate-driven plan, foisted on local people as "right, here's some redevelopment for you, shut up and be grateful". How on earth did the plans get so far, before anyone actually talked to local people? Here's a radical suggestion: involve the community from the beginning. Then you'll work out what will really work, not just what will fill the Neville pockets. Oh, and the pockets of Sean's preferred developers.	11/9/2017 11:24 PM
246	What has been put in place regarding the additional vehicle traffic / parking and the increase in potential crime / ASB that this may attract and also what consideration has been given to the local Residents that will be directly affected by this transient population in the area and with it all the problems of students, as is elsewhere in the area and Manchester in particular.	11/9/2017 12:02 PM
247	We can't get to the doctors dentists, on the tram etc without thousands of students.	11/8/2017 10:24 PM
248	Jobs to be advertised to locals in the first instance	11/8/2017 9:51 PM
249	Again, not an answer to represent my views. There is an existing university offering similar courses MCFC. The student accommodation for this is in the centre of town, not in a Suburb. The idea of an eventually population increase of 6000 + to the existing 30,000 odd residents is already at the tipping point of creating an unbalanced community.	11/8/2017 9:30 PM
250	How will it benefit the local community to bring 6500 studnets to the area. Look what happened to Withington house prices and crime in the area. I resent the idea that the proposal is selling the leissue facility as something local can use. We wont ever get in. To increase the population with that many students will bring many problems to traffic, commuting on buses, trams.	11/8/2017 5:54 PM
251	Based on what i have seen in proposals already, it just seems like a major selling-off, money making project rather than taking into account how the local community will be impacted. An example of this are the proposed new leisure facilities - that I believe will be smaller. How will the local community be able to use these if there are 6,000 students using them?	11/8/2017 3:03 PM
252	Why are Kellogs leavings? It is bad for Old Trafford to be losing businesses.	11/8/2017 1:38 PM
253	There are 5? Colleges / universities within a 15 mile radius of Stretford. Is another really needed?	11/8/2017 10:17 AM
254	Remember the residents live here. Students may boost the economy but are transient. Think of it as your home and how you would feel perhaps.	11/8/2017 7:13 AM
255	Do we really need more universities? The government proposals are for more apprentices and with university education becoming more and more costly I cannot see the justification for opening another university in a city with 2 very well respected institutions and right next to trafford college. Salford university is also within easy reach. This is a lazy redevelopment and no thought has gone into it.	11/8/2017 6:49 AM
256	I worry about how students will integrate into out community, I worry about crime rates increasing. I would like to see some protection on property and there not being too many rented property that will reduce the number of families in the area.	11/8/2017 12:19 AM
257	There are still far too many unknowns to have a view on this, so until they are worked through I can't support it.	11/7/2017 11:29 PM
258	Need to ensure replacement leisure facilities are truly open to the public	11/7/2017 9:28 PM
259	I have concerns over the planned build of the high rise student accommodation. I think that this would be to big and to high for the area and im also concerned about the impact on the environment at Turn Moss.	11/7/2017 9:10 PM
260	The proposed buildings are too high, too imposing and will not benefit existing residents. The redevelopment of the sports facilities is not enough to accomodate both residents and students. The proposed change in access to turn moss is unacceptable. It is flood plain and green belt and needs to remain so. Access to all pitches needs to remain public.	11/7/2017 9:10 PM
261	The issue of parking needs to be addressed. The proposal to 'ban' students from having cars is absurd - people cannot be barred from driving just because of their age or occupation, this is an infringement of civil liberties. The plan for housing needs to include adequate parking provision.	11/7/2017 8:54 PM
262	Feel this is a deal done and feel like the residents have been stitched up.	11/7/2017 8:34 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

263	No option for unsure.	11/7/2017 6:16 PM
264	The car park has been placed at the rear of the campus with access appearing to be from Sir Brian Statham Way. When there are events at either Old Trafford this section of road becomes the main thoroughfare for visitors using the metro link and effectively becomes pedestrian only. In addition when certain events are on that road along with a section of Talbot Road are closed to vehicles. Thought needs to be given to the access to the car park. For the leisure facilities there seems to be no access from Talbot Road shown on the plans. For both deliveries and emergencies the faculty would benefit from a suitable delivery access removing the likely hood of either delivery or emergency vehicles parking on Talbot Road causing problems to traffics or other pedestrians	11/7/2017 4:26 PM
265	A large student village on the Lacey street car park would not be the best use of this space . We need more affordable housing in the area as private rent is high for the space offered .	11/7/2017 2:15 PM
266	I do not want to live among thousands of young people. They have a different focus in life and want to party. I work and have lived amongst students previously. They disturb my family so much we were forced to leave. The local council did nothing to help.	11/7/2017 1:11 PM
267	Unnecessary and unsustainable establishment	11/7/2017 11:26 AM
268	I have worked in Higher Education for two decades at a range of universities, and this looks like a white elephant.	11/6/2017 11:00 PM
269	Whilst I think that more high quality local HE provision is a good thing, at present I am not convinced of the demand for this development, the quality of courses that will be provided and the benefit to local residents. I speaking both as an HE professional and a parent of two young people.	11/6/2017 10:01 PM
270	The use of the the former Kellogg site as an educational centre with partnership office buildings and potential new leisure centre is acceptable though what adding a hotel and a block of apartments has to do with it other than generating profit for the class of 92 I do not know.	11/6/2017 5:53 PM
271	I am concerned over the height of the proposed student accommodation (currently 20 storeys). Is there no scope for increasing the height of Stretford Mall to include student accommodation rather than building (another) high rise which isn't really in keeping with the residential area surrounding it?	11/6/2017 4:14 PM
272	There is not an answer I can chose to reflect my point of view. I have yet to see anything in the proposals that puts the needs of local residents before this private venture. The proposal needs more concrete information around building of homes, CPOs and updated proposed street scenes at the consultation events which include proposed builds currently with the planning department e.g. building on the old boatyard and the Royal canal works.	11/6/2017 3:17 PM
273	Trams - Peak time travel on the metrolink network is at complete capacity and beyond. It is dangerous most mornings getting in to the city between 7:45 - 9am. There are times when I need to allow 3 or 4 trams to depart and leave me behind. This is a ridiculous state of affairs. I could lose my job because of this. There needs to be serious investment and thought around how students will travel between Stretford and old Trafford. The tram can not fit more people on it at rush hour. Housing - I chose Stretford as a place where other, like minded families live. I did not expect to be in an area where there may be a number of students living next door to me keeping my children awake. This could be incredibly detrimental to my children's future. I would want assurances that there would be action taken by the university if students cause a nuisance to families. The face HMO's would not be made readily available via planning is not enough. The university need a designated individual who could be called upon day or night to deal with antisocial behaviour in our neighbourhood. Police will not deal with antisocial behaviour at this level so we need the university to fund someone that will.	11/5/2017 8:52 PM
274	I am concerned that everywhere will become very over populated and overly busy. With the large student village proposed some of the essence of Stretford will be lost. However I am pleased the Essoldo building will be used. I hope green spaces will be included with lots of trees, I hope older trees will be included in the designs rather than choooded down.	11/5/2017 8:09 PM
275	Surely Manchester has enough education sites? I would hope these 1700 students would not be foreign? Doesn't this also mean 1700 extra residents with all their parking, traffic problems etc?	11/5/2017 6:59 PM
276	The overall idea of UA92 is a good one but I am not sure what benefits it will bring to Stretford residents, it may bring a night time economy if the canal side is regenerated and Edge Lane shops but we need more affordable and social housing which there appears to be a distinct lack of in Trafford as a whole.	11/5/2017 5:08 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

277	It seems a positive project I don't know enough information regarding the specific proposal to be entirely certain.	11/5/2017 12:20 AM
278	As mentioned before we need primary and secondary education facilities	11/4/2017 9:03 PM
279	I have concerns about increased traffic, parking. There needs to be employment for local people, not just at minimum wage or zero hours contracts.	11/4/2017 8:57 PM
280	Why do it in partnership with Lancaster University rather than a more local educational establishment? I do not support partnerships with Microsoft because of their practices which are restrictive to competition and open source software.	11/4/2017 6:40 PM
281	I am in favour of the concept of this institution (apart from the current Lacy St campus proposals). This is providing there will be sustainable opportunities for the graduates and continuing demand (from employers and students) for the courses offered as well as sufficient time for them to be approved for delivery by the relevant accreditation and awarding bodies.	11/4/2017 3:56 PM
282	need more information in order to put an opinion	11/3/2017 9:11 PM
283	It is positive that the area is seeking to build on its sporting legacy to educate young people and attract new residents to the area.	11/3/2017 4:03 PM
284	Please do not build the UA92 accommodation at Lacy St - look for another site closer to the main campus. Please do not refurb the Essoldo for the use of students - refurb it for the use of the community into an independent cinema.	11/3/2017 12:23 PM
285	Peak times on trams are already over populated sometimes having to wait for 3-4 trams to go past as there is no space and when you do manage to squeeze on its face against the window, I get on the Old Trafford stop. These changes will obviously increase the number of people using public travel. ARE you in talks with metro link to accommodate the extra occupancy of the trams?	11/3/2017 10:54 AM
286	Where will the students accommodation be located?	11/3/2017 10:08 AM
287	The area is stretched as it is without more people coming into the borough to study and being a strain on the local community.	11/3/2017 9:28 AM
288	i am worried about attracting buy-to-let landlords for the students spoiling the family centred nature of the area	11/2/2017 11:47 PM
289	I would be concerned by any student only facilities that would not benefit the current locals	11/2/2017 10:20 PM
290	Again worried about congestion and strain in the already well used infrastructure and services.	11/2/2017 7:45 PM
291	Infrastructure will need to improve to cope with the extra transport burden	11/2/2017 7:37 PM
292	Bringing in students having a negative affect on the local community.	11/2/2017 6:18 PM
293	I've already emailed the contact email address for UA92 because I wanted to get involved and no one has got back to me - this suggests poor organisation from the start, not a good sign!	11/2/2017 6:15 PM
294	This will not help residents of Trafford. It will create traffic congestion - more litter and waste - increase noise and pollution. There will be limited opportunities for Trafford residences. There are three Universities close by and University level courses available at Trafford college. Where are 4300 students going to live as this the number after the institution has operated for three years. A leisure centre on the site will increase traffic on an already busy road - which oftrn closed when events are taking place at the Cricket Ground and Old Trafford. What about the street sellers who block the pavements.	11/2/2017 6:02 PM
295	Previously addressed.	11/2/2017 3:03 PM
296	The general feel from my neighbours is the impact on traffic congestion. If this can be contained then there will be less complaints from the community.	11/2/2017 9:19 AM
297	The council is blinded by celebrity. why did it not think of borrowing to invest in Stretford already.	11/1/2017 4:08 PM
298	I don't think another university is a useful addition to a city that already has world-class educational facilities. Please don't encourage students away from good universities like UoM and MMU with the offer of a cut-price but low-value degree that is mainly a money-making scheme.	11/1/2017 12:06 PM
299	Sponsored places for local students,encourage local businesses to employ and develop worthwhile careers	11/1/2017 10:21 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

300	The scale of the proposals is too big for a town already struggling with heavy traffic, high pollution levels and a high demand for housing. The scale of the halls of residence is ill conceived and the development will be looked upon as an outdated eyesore in the future, just as Chester House is now.	11/1/2017 8:23 AM
301	I question the need for another university in Manchester.	10/31/2017 9:48 PM
302	I am outraged at this proposal, I cannot fathom why we need another university in Greater Manchester, and if it is to happen, why link with Lancaster University? There are 3 outstanding Universities within Greater Manchester who would benefit from such an investment, it makes no sense to work with Lancaster, and seems a money making scheme that is not in the best interest of Stretford residents.	10/31/2017 10:25 AM
303	The UA92 site at the Kelloggs factory is a good thing. However significant investment will be required to the infrastructure in the area as the tram and roads around the cricket ground are always blocked during rush hours. Adding more students to these traffic routes at peak times will exasperate the situation. I also disagree with the number of student beds proposed at the end of Edge Lane. The size of the development is too large in its current format and (as above) the infrastructure won't be able to handle it. Furthermore there doesn't appear to be anything for none students and there is a significant change that the area will become an out of term ghost town similar to Fallowfield in the summer. This would be significantly detrimental to Stretford.	10/30/2017 7:57 PM
304	More information is needed about the impact/plans and future goals for the site. Where will all the student be accommodated as they move up? Where will more rented property be built if necessary?	10/30/2017 7:11 PM
305	I disagree strongly that all local sports facilities- namely Stretford Leisure centre should be relocated and amalgamated into the UA92 site as it decentralizes facilities for local residents. Long term users of the leisure centre should not see their much needed centre become a part of a huge centre- as was the case with Mcr local leisure centre closures and the opening of Hough End centre- membership demographics are completely different- residents are less likely to feel comfortable using such a huge centre. Pool times curfently allow use of the pool at all times- this is likely to change as pool(s) at UA92 have to accomodate vast amounts of people. Membership prices- current members should be guaranteed no price hikes for move to UA92.	10/30/2017 4:27 PM
306	The area surrounding the proposed site for the university campus is primarily residential. As a resident i have concerns with property values declining due to a student area stigma. Whilst i support development in the area it should not come at the expense of the current residents. There needs to be detailed discussion around student accommodation.	10/30/2017 10:07 AM
307	I am concerned regarding the viability of an extra University within GM, I don't think there is a clear justification for it as it does not seem to be offering anything that is not in abundance already. I would like to see more evidence of the an area that has successfully integrated a new student village to an existing community and how best to ensure the lessons are implemented within this development. Concerns are that it may feels like it is been done to Stretford and not in conjunction. As stated before, this could be overcome by ensuring the types of businesses supported to start up, are based on the successful approach the Stretford community have started recently, such as SIP Club, pop up restaurants (HIP HOP CHIP SHOP) etc.. These venues attract a very buoyant and mixed community. There is such an appetite for this kind of development within the community. Stretford needs decent places for all the residents to mingle and eat, a row of takeaways would be a travesty!	10/29/2017 8:49 PM
308	Given the limited info on UA92s website it's unclear how viable this proposal is given the amount of FE provision already in Manchester; will the offer be relevant/meet local need? There is a need for a flexible, mixed model of post school provision for young people in the area (apprenticeships/short courses/flexible study) rather than assuming high levels of debt are a pre-requisite for a successful career.	10/29/2017 4:05 PM
309	Don't feel the area needs a university, as Manchester, and Salford university are only down the road, and we already have a college near the Kellogg's site.	10/29/2017 3:03 PM
310	How is this going to impact on residents? What are the exact plans to replace Stretford Leisure Centre? Who is going to be responsible for decisions making? The Local Authority or external organisations?	10/28/2017 3:05 PM
311	Hopefully the introduction of the University will attract more investment, this should be seen as exciting times for Stafford and long overdue.	10/27/2017 9:43 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

312	There will be big implications to Trafford's infrastructure with a large influx of students at various times in the year- housing, roads, public transport, delivery of healthcare all need to be considered. With healthier together and devomanc lots is changing in terms of healthcare across the city. I work at central manchester and we have huge increase in the volume of work when the students arrive in September as many visit A&E, many don't have GPS etc. This all needs considering at length. Public transport would have to change- more cycle lanes, more trams, car traffic would increase. Then there is housing- this is a huge issue already in the area.	10/26/2017 3:26 PM
313	I live in Gorse Hill and am concerned about the nature of the community changing with landlords changing properties to HMOs without permission.	10/26/2017 1:24 PM
314	I feel a 20 storey high rise building is out of character for the area. It is bad enough we have Chester house. Students will not integrate with the local community, they will stay within the confines of the UA92 development.	10/26/2017 12:21 PM
315	The sooner this opens the better! This will be a fantastic improvement for Stretford, creating jobs, income and education facilities for both local and foreign students which will in turn boost tourism to Manchester and boost the economy.	10/26/2017 12:18 PM
316	NO we don't want this we want a safe green area not this take it to their own area not here our infrastructure cant cope with that and we don't want lots of different people it decreases the safety and security of the area NO TO UA92	10/26/2017 11:05 AM
317	Being a teacher myself I believe this is a great opportunity to build the future for our children and their children.	10/25/2017 10:33 PM
318	What research has been carried out to see if this is a viable option, or is it someone's pipedream? Are there not enough Uni places in the GM area? What evidence do you have that a "brand" will fill these spaces. What are these spaces/courses, who are they really designed for? I doubt very much if it's for local kids but for rich foreign kids whose parents have money to burn.	10/25/2017 9:20 PM
319	This feels like it has been developed to fill the pockets of wealthy people. I don't believe that the community's interests have genuinely been at the forefront of anyone's mind. This consultation feels like an after thought, tokenistic and quite insulting to local people.	10/25/2017 8:20 PM
320	Again, the dominance of UA92 overrides the needs of existing residents, in terms of moving the library and the leisure centre, sharing already strained Metrolink services, altering the look of Edge Lane / Stretford town centre	10/25/2017 6:22 PM
321	I am all for education, but why not develop the existing college on Talbot Road to be used by a FEW more students ie not the 1700 planned. If Kelloggs building is empty then maybe that can be utilised as student lecture theatres, and provide accomadation. The plans show building a hotel on that site, student accomadation, admin blocks and 2 full size football pitches. Why? There are plenty of hotels in 200 yds of the site, and why can't the students of UA92 play on the turf that their founders played on at MUFC ground. Also all this new building work goes against the masterplan goal of "put unused, under-used or derelict land to good use".	10/25/2017 2:50 PM
322	It is important to make sure the local infrastructure can cope with a new University. Could U92 publish a travel plan which shows how it's student's and staff , visitors will walk, cycle and use public transport so as not to add to the already congested road network. Is it possible to ask UA92 to discourage 'single occupancy car use' by implementing a number of transport objectives i.e employ local people that don't have to commute by single person occupancy car would be a great start!	10/24/2017 6:17 PM
323	Will any profits be re-invested in Stretford? Will there be a guaranteed number of places for local residents?	10/24/2017 12:56 PM
324	As long as students and staffs do not park on the street causing congestion. Having the tram stop nearby helps and need a good comprehensive public transport system all inclusive like London.	10/24/2017 12:24 PM
325	If it acts as a catalyst for other improvements to the local area then I'm in favour	10/24/2017 11:41 AM
326	Car parking for Metrolink as per my previous comment	10/23/2017 4:00 PM
327	Concerns as above regarding local house prices going down if area heavily populated with students	10/22/2017 8:48 PM
328	It would be good if facilities were available to the public as well as students.	10/22/2017 7:40 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

329	I am concerned about increased traffic and parking in residential areas as Trafford already has problems because of the impact of traffic from people attending the Manchester United football ground. The congestion could be eased by the provision of park and ride facilities at out of area tram stations which may encourage people to travel to Trafford by tram rather than car. The provision of a multi storey car park in Trafford Park for football traffic could relieve some of the traffic on local roads and parking in residential areas.	10/21/2017 4:05 PM
330	To say I disagree is a little strong, but I am not sure about bringing so many students into a residential area south of Wilmslow/Oxford Road. It would definitely change the nature of Stretford - no longer as a residential suburb, but as a university overflow area. This isn't good for the area.	10/21/2017 1:36 PM
331	Height of student accommodation is frankly ridiculous it does not need to be that high, it is not in keeping with the local area. The tram capacity will need to be addressed during rush hour - it's already a nightmare I would suggest a onsite health centre for students is built. Similar to Lancaster university campus - I was a student there and it was particularly useful as a student. The university will need to consider parking requirements for staff - otherwise they will park on surrounding side streets. I would like the essoldo accessible for the community as well as students.	10/20/2017 5:37 PM
332	Will the existing leisure center remain?	10/20/2017 3:03 PM
333	Increased student numbers may turn the area into a term time ghetto	10/20/2017 1:22 PM
334	The public transport is inadequate now with overcrowded trams and traffic congestion already bad even after the improvement done, edge lane still has a tailback with cars turning right onto Chester road. There seems to be plans to narrow kings street to one lane , during the road works this was done on a temporary basis and caused long delays from urmston.	10/20/2017 9:45 AM
335	I am concerned about the lost of our current facilities and the likelihood of them not all being replaced. Also concerned that access will be restricted as the University will get priority over the use of these facilities over residents	10/20/2017 9:19 AM
336	See previous post.	10/19/2017 7:39 PM
337	There is not enough information on the UA92 site to form an opinion about the viability of another large University or the distinctiveness of what is being offered. The balance between student needs and community needs seems more biased towards the needs of students which is a risk if there are insufficient facilities to meet community needs and we end up with a ghost ship university.	10/19/2017 7:03 PM
338	This is not gonna help trafford This is cause more congestion withing trafford. If it not football it cricket, then concerts, rugby finals, marathons, great runs!!!! Its way too congested as it is!!!!	10/19/2017 5:26 PM
339	Would welcome the vibrancy and investment this should bring. We need to make sure the benefit is primarily to Stretford and not surrounding areas eg Chorlton.	10/19/2017 1:10 PM
340	Would welcome the investment and vibrancy if should bring.	10/19/2017 1:06 PM
341	The proposals for Lacy St are overwhelming, totally out of scale with that small area. The local area will become a student bedsit area. We should be concentrating on affordable accomodation for local people.	10/19/2017 9:14 AM
342	Put the student accommodation on site instead of the hotel and apartments. Use tower blocks around site which have previously had planning permission as hotels	10/18/2017 8:20 PM
343	Unfortunately the impact will be huge and not in a good way. The traffic and parking has always been horrendous. I live near St Ann's church and see the impact of traffic on a regular basis. Match days are gridlock, cars are parked along all residential roads and side streets. Funeral services at the church and Sunday services generate huge amounts of traffic. I can only imagine how this will increase with UC92 . The student accommodation that is proposed to be built in and around this area is a really poor idea and bad planning and I completely oppose it.	10/18/2017 8:15 PM
344	Unfortunately the impact on residents near and around Edge Lane will be huge. Traffic and parking is already ridiculous. The noise level and litter generated from additional proposed accommodation is not something that is welcome. Although the area needs a makeover and regeneration it does not need additional housing. Unfortunately the proposed UC92 will do just that if student accommodation is built in a residential area. Build the student flats elsewhere, not along Cross Street or along edge Lane, Lacy Street areas.	10/18/2017 7:52 PM
345	Much needed further improvement to the roads & transport options to support this move.	10/18/2017 6:04 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

346	As previously stated my main concerns are noise (especially late night noise) , litter , traffic and the negative impact on the families who live nearby	10/18/2017 6:57 AM
347	No, it was all very underhand how the land has been bought already. The public were lied to about the real reasons for the Stretford Master Plan when it was first proposed, so far we have had the widening the A56 and filling in the subways all so the high rise can be built, the loss of the arndale market inc the only butcher in M32 whose family have had that shop for 40 years to build 'apartments' - obviously the company who owns Stretford Mall knew all about UA92. Pull the other one, it has bells on it TMBC.	10/17/2017 11:03 PM
348	This should provide much needed employment and investment into the area and provide a focus for young people who wish to develop their sporting skills and abilities in line with their education	10/17/2017 8:55 PM
349	Too many student accommodations in the town centre area	10/17/2017 8:46 PM
350	I see this as bringing investment into an area which was looking tired. It will attract new business and regeneration is always a good thing. At least the public have been consulted.	10/17/2017 6:43 PM
351	I don't see why Stretford's regeneration has to funded by UA92. Assuming that UA92 goes ahead, I do not see that it is relevant to build a hotel and apartments on the UA92 site. Why not build student accommodation instead? There are already enough hotels in the area. Why not put the student union building there instead of the Essoldo.	10/17/2017 3:36 PM
352	I am concerned about the impact on transport. I am concerned about removing mature trees at sites 12 13 and 14 and the impact on air pollution. I am concerned about the impact on local services particularly the health service as it is already very difficult to get a GP appointment in Stretford. I am concerned about losing access to leisure facilities.	10/17/2017 2:20 PM
353	I don't see the need for this development as we have perfectly good universities in Manchester and Salford which cater for these subjects.	10/17/2017 2:02 PM
354	As all the questions, are not visible at the outset--please refer to initial comment which is of particular reference to UA292	10/17/2017 1:25 PM
355	All for education and think this is an excellent collaboration.	10/17/2017 1:16 PM
356	A brilliant initiative. Education always valued. a great collaboration!	10/17/2017 1:13 PM
357	See earlier comment	10/17/2017 9:54 AM
358	The introduction of the students into the student village should be a gradual things so the community can adapt to new residents. And they also feel part of the community not as a mass of invaders.	10/17/2017 8:55 AM
359	UA92 is a fantastic opportunity to drive regeneration and stimulate investment and must not be missed. A student population will help to drive demand for leisure, shopping and wider services in the area and incorporation of the Essoldo Cinema is a great chance to bring life back to a prominent asset. Ideally the regeneration of Edge Lane would be part of the development as it really is a terrible image.	10/16/2017 7:24 PM
360	I think the proposals include too many students coming to and living in the area. Students can also bring there own set of issues - they tend to be transient therefore may have less regard for the local area, late night anti-social behaviour, many have cars now therefore more congestion in an already busy gateway to the city centre.....	10/16/2017 1:26 PM
361	If Stretford dosent get bars and a nightlife I think the students will go someware else to spend there money	10/15/2017 5:41 PM
362	1. Will UA92 be the start of a long list of new educational facilities that eventually take over and dominate the Stretford skyline, similar to how UMIST in Manchester is operating? 2. The transport links are already suffering - the A56 road into Manchester is a nightmare for locals and the Metrolink is already full to capacity. How will the system cope with the influx of new students and residents?	10/15/2017 4:10 PM
363	why is it needed?	10/15/2017 12:52 PM
364	How much will it cost have we the money when you are cost cutting	10/15/2017 11:01 AM
365	I would be interested to know what is "missing" from the current University offer in Manchester that would be addressed by a new university. Again- demographically- the current universities are just down the road from Stretford- so, unless it is catering for courses that are over subscribed or something completely new is offered- I am not sure how it will work.	10/15/2017 6:33 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

366	Why is the accommodation not being built in Old Trafford or Trafford Bar rather than on one of the busiest junctions in Manchester??	10/15/2017 5:33 AM
367	I don't mind having the university, but am disappointed that the council are going to make all these changes in Stretford for the students, and have disregarded the residents so much. I don't understand why neighbouring towns have been treated so well, and Stretford residents aren't cared for at all by the council	10/14/2017 10:32 PM
368	Massive tower block is out of keeping with the whole town	10/14/2017 7:40 PM
369	Worried out the access to library and leisure centre - do not want restricted access	10/14/2017 7:18 PM
370	I'm concerned about the effect on the level of traffic which is already high.	10/14/2017 6:56 PM
371	It appears that Trafford council is completely relying on the existence of the UA92 to drive all it's improvements. Had a private developer applied for planning to build a 20 storey block of apartments on the site I doubt it would have been considered. While you encourage people/students to use public transport or walk or cycle you cannot compel them or prevent them bringing their own cars with them but no where either on the educational campus or residential campus to park cars. Where are they going to end up?	10/14/2017 6:35 PM
372	UA92 is a good idea, but the idea of the student accommodation being within a thriving, well established council estate is a bad idea.	10/14/2017 5:55 PM
373	Adding extra residents in an area already struggling with the poor infrastructure is going to create more problems	10/14/2017 5:54 PM
374	Security and safety of students from the education facility to the residence block in Stretford.	10/14/2017 4:54 PM
375	Concerns centre around the effect of the students of UA92 on local infrastructure medical/dental/hospital services. There is no information as to how the medical both physical and mental well-being needs of the students will be catered for without further exacerbating these already stretched services to local residents. The scale of the proposed residential campus in a single small area in the centre of Stretford is of concern. While a negative thought have the council planned for failure of the UA92 enterprise? Setting up a new university or academy from scratch even with the help of an existing university is a big venture with no guarantee that the required number of students will enrol. Should the enterprise not be a success what are the council's plans?	10/14/2017 4:51 PM
376	The tram system in Stretford at peak times is already full to capacity how is it going to cope with the amounts of students as well	10/14/2017 4:10 PM
377	Make sure that facilities specifically aimed at students don't displace other activities/uses of space. However real multi use is possible e.g. in sports and some leisure facilities. Don't use the fact that there is a facility over on Talbot Road or further away to close down things nearer at hand e.g. Stretford Library, the sports centre on Chester Road. I think UA92 students would also use the Birley campus, being quite near there as well. You mustn't let providing student accommodation displace the sort of housing thats needed in Stretford.	10/14/2017 3:33 PM
378	Will this be open to the student in and around the area? or will it just be for out the area student? will the area be able to cope when we have football/ cricket and other events on as the area get very busy and there is always a lot of little. and will there be job for locals for this or will it just be for student and people that are in at click.	10/14/2017 2:49 PM
379	No more high rise buildings in Stretford.	10/14/2017 2:48 PM
380	I don't understand why the campus is so far away from the proposed student accommodation. How are students to travel between the two? Another reason why the flow of traffic must not be negatively affected by these proposals	10/14/2017 12:44 PM
381	I am excited about this development and the introduction of a new community to Stretford, which will hopefully have a positive impact on facilities, transport, the public realm and the economy that all Stretford residents will benefit from. The area is known for its big sporting arenas already, and Media:City and Salford Quays are in close proximity, providing job opportunities for students at the academy, which will hopefully encourage students to settle in the area after graduation.	10/14/2017 12:41 PM
382	We already have a university in Manchester and 2 sites for trafford college stretford and timperley. There is also salford college and city college. In addition various 6th forms in trafford schools. We don't need anymore. Perhaps you could concentrate on providing more schools for sen pupils who do not seem to have much choice in where they go to school.	10/14/2017 9:57 AM



## YOUR SAY – on the Stretford Refreshed Masterplan

383	Great - an establishment that helps young people succeed is a good thing.	10/13/2017 5:50 PM
384	I am torn with this proposal. It sounds like a good idea as the courses appear to be highly vocational and they will provide training for local jobs within Manchester. I would like assurances that a certain percentage of the workforce (and students) are made up from local people. The sheer numbers of students involved is too much for Stretford to bear. The council papers already describe Stretford as being over-crowded so why do they want to introduce so many into this area? They need to be more spread out. Putting a 20 storey tower block on the edge of Edge Lane is the worst idea yet, it is too big and will drown out all the other listed buildings in the area: St Matthews, St Anns, Stretford Public Hall and the Essoldo. Student accommodation should be provided at the university site as there is more space there and less people's homes will be affected. Traffic is terrible on all of the roads around there: Chester Road and Edge Lane in particular so where is all the traffic going to go? There is also enough road traffic pollution here so this will only increase with more inhabitants. People say the Mall will benefit but it will only benefit when the Mall owners stop charging ridiculous rents and encourage businesses to come here. It would be nice to have more places to go at night but this should be managed properly and limited. Developments along the canal as in Sale would be lovely but not something like Deansgate Locks!	10/13/2017 5:39 PM
385	There will be too high a density of students in Stretford, especially if the current proposals for Lacy Street go ahead. The proposed high rise accommodation is too tall and c1700 students is too many in this small area	10/13/2017 5:36 PM
386	Education is always good	10/13/2017 5:15 PM
387	They need to have a MAJOR rethink about Stretford being their student hub. If they move in then many will move out - house prices will drop and fast - the landlords will move in - Fallowfield 2 !	10/13/2017 4:17 PM
388	As mentioned above, such a dramatic change to the demographic of the area would be disastrous. Many people, including myself would not put up with the effect this would have on the area and would look to move elsewhere. This would leave many houses being made available for student lets (for the obvious rent increases, being much higher than to a family or couple) which would in turn force more people out of the area.	10/13/2017 3:40 PM
389	Whilst the building of a block of student accommodation on the grounds of the car park and PO sorting office will not reall effect me . I think it is very important to listen to residents views who do! We are hoping for improvements to Stretford and an even bigger and busier Chester Road with no stretches of green and particularly the removable of beautiful mature trees does not enhance anything!	10/13/2017 3:17 PM
390	I object to the title as it has nothing to do with Stretford obtaining an Identity	10/13/2017 3:02 PM
391	As I mentioned before I have concerns about transport issues to and from the university. Another concern is student behaviour in residential areas .Fallowfield has become virtually a student village. It wouldn't be good for Stretford to follow suit.	10/13/2017 2:04 PM
392	I think it's wonderful but the plan should include links with local schools. Great idea, though	10/13/2017 2:02 PM
393	more people but no mention of NHS facilities being increased	10/13/2017 1:46 PM
394	This is an idea that has not been thought through and would be a total disaster crime rate will increase and jobs acting of order and there for people would not want to buy round here for that reason alone and also a reduction In house price due to the accommodation been built we have enough student accommodation in Manchester town centre no more is needed.	10/13/2017 1:23 PM
395	I am an academic and obviously support any developments which will provide Higher Education and also links with Microsoft. I would hope that this partnership will also provide research and projects for example, Improved Technology used by hospitals and Community and Primary Health Care Providers in enabling patients/clients to access services using up to date technologies e.g. Microsoft Health Vault	10/13/2017 1:11 PM
396	not enough information about changes	10/13/2017 1:09 PM
397	Will the leisure facilities be available to the general public all the time?	10/13/2017 12:54 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

398	The area seems to have limited residential capacity as it is. I disagree with the idea of really high density student villages such as proposed at lacy st. However I also disagree with not providing sufficient dedicated student housing such that the overspill to the community is a burden and student landlords buy up and run down large areas (while at the same one exploiting the tenants with substandard accommodation). Would several lower density halls be a better option - aiming to provide more coverage but not in high rise buildings? More House/flat/ home building must occur to both generally putting the ua92 project aside but not at the expense of green areas of stretford. Suggestions of clearing areas mature trees to make space would be intolerable if true given the air quality issues we already face in a large city.	10/13/2017 12:51 PM
399	I am worried that the proposals have not been thought through enough with respect to their impact on increased traffic and need for parking. The influx of students will mean more cars in areas that are currently very quite e.g. Lacy Street and Lacy Street Car park - however much you try to dissuade students from having cars. Currently for the catchment area to St Matthew's on the eastern side of Chester Road, Lacy Street is the only viable, safe, year round option for children to walk/cycle to school. The scheme will result in increased traffic in this area.	10/13/2017 12:35 PM
400	No consultation was undertaken with residents as these plans developed, the plans further make no considered contribution to how the local infrastructure would be improved to meet the increase in residents. Plans to remove mature trees are worrying, alongside language which makes it evident green spaces are under threat if development.	10/13/2017 12:08 PM
401	I would like to see resources allocated to increased public transport provision	10/13/2017 12:05 PM
402	See note above. There is no evidence what so ever to support the proposition that the building of student accommodation will regenerate in the way implied. Rather, research is to the contrary. I suggest that any accommodation is developed in the many empty spaces near the large Tesco in Stretford. Redeveloping Lacy Street could work if it was on a smaller scale.	10/13/2017 12:02 PM
403	There is no doubt that additional residents bring those who wish to cater for them! However, planners need strike a balance between catering for needs of the present residents and those of future ones. In my opinion, it is folly to presume that because 'new blood' is introduced to an area, catering for them will automatically enliven the area and satisfy residents.	10/13/2017 11:41 AM
404	I would like to see more information on supporting the infer structure to support the planned building and influx of people ie roads, doctors and dentists	10/13/2017 11:37 AM
405	We do not need this. It will destroy the area not make it better. If anyone from UA92 actually lived here they would not be suggesting it.	10/13/2017 11:17 AM
406	Need to limit HMOs in all areas, especially around Lacy Street and in Gorse Hill.	10/13/2017 10:17 AM
407	If new residences are going to be built in the centre of Stretford for the students, are there going to be sufficient car parking spaces available ? The present car park adjacent to the Public Hall is good for visitors to the Hall and would be sorely missed if there was to be building on that space.	10/13/2017 8:46 AM
408	I believe that the promoting of UA92 as a university is over egging the project and is more like promoting a 7/8 th form college , and accommodation for attending this college could and should be provided by the use of one or two of the derelict places adjacency and closer to the site.	10/13/2017 7:47 AM
409	Concerns include the potential impact on residential accommodation for students and potential impact on local demand for HMOs. Whilst proposals include use of Article 4, this will still include an expectation of development of a number of HMOs. Will the council have enough resources to enforce planning restrictions or address any noise/ASB issues resulting from development of private HMO student accommodation. Local authority should build this in to the overall costs of the scheme. Can Section 106 funds be used to ensure that the impact of the development benefits local communes and the environment.	10/12/2017 10:01 PM
410	See little value in the planned uplift in student accommodation so close to the town centre and only see issues into the impact to the surrounding area	10/12/2017 9:11 PM
411	no concerns about Trafford. Anstee would ensure that South Trafford is just fine - I am concerned about the impact on Stretford.	10/12/2017 6:54 PM
412	Move the student village	10/12/2017 4:51 PM
413	Concerns regarding location of student village and impact on residents, services, transport, medical centres	10/12/2017 3:44 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

414	I think this will be a catalyst for fantastic change in the area. However, as a local resident (Hapton Avenue) I have concerns about the influx of a large student population. I live very close to the location of new student accommodation at the Lacy Street site and the Essoldo building, and my main concerns are around noise and security. Will the new student Hub house some kind of nightclub? That is very close to residential properties, so hopefully not. Also, the other main factor for me is the pressure this will put on infrastructure - particularly the Metrolink route, roads and services (such as doctor's). Assuming these issues are planned for, I totally support the proposals.	10/12/2017 3:31 PM
415	I have concerns about the access that residents will have to the new leisure centre. I am really concerned about the number of people that are going to be living in the new student accommodation on Lacy street, with current services under increasing pressure due to government cuts will there be additional funding for GP's etc	10/12/2017 3:28 PM
416	The influx of this amount of a specific demographic is going to ruin our community. We were also lied to about the initial masterplan.	10/12/2017 1:40 PM
417	With more people comes more cars and with more cars comes more pollution and chaos on the roads like we have never seen before, a serious upgrade of the cycle network is needed	10/12/2017 12:49 PM
418	the way it was announced again appeared underhand. And this was resented by residents. It would be better if the tower block wasn't so high.	10/12/2017 9:53 AM
419	Don't feel another university is needed. Feel it will bring back slum landlords or overseas property tycoons that will force families to be priced out of the family area stretford and old Trafford is.	10/12/2017 7:13 AM
420	There are plenty of other areas in Stretford where the ua92 can be built	10/11/2017 11:36 PM
421	Great, go for it	10/11/2017 11:31 PM
422	The student accommodation in Stretford centre should be reduced in size.	10/11/2017 10:31 PM
423	Students will not provide stability or contribute to a family environment	10/11/2017 9:14 PM
424	Does Manchester need yet another University / College? I understand that the city as a whole has the largest student population in the UK. Also, having watched the promo film for UA92 I am unsure of how university-like the place will be. It looks more like a Sports College. The closure of the Leisure Centre concerns me as a user of the pool - I know that the public will have access to the campus Leisure facilities, but will this be all the time? How many more people will be queueing to use it?	10/11/2017 8:57 PM
425	re UA92 Again I wonder how this will benefit the whole of Trafford. It will hopefully bring along with investment opportunities to generate income for the area - what will this be and what will it mean for Trafford. Where does the name come from?	10/11/2017 6:43 PM
426	I don't agree with the fact hotel and apartments are being included, what benefit is this to the campus? This seems like an opportunity to put yet another hotel and apartments but not have this as the main development. I don't see the reason why football pitches and student halls cannot be included on the Kelloggs land? The fact the hotel is shown on the planning picture but not given as a 'headline' on the information leaflet regarding the UA92 campus quarter is misleading. This should be changed immediately as I feel this is not fair to exclude this from the headlines given how big this would be! Another hotel in the area added to the newly built one at the cricket ground makes no sense. Further apartments will add more traffic and the infrastructure of the local area can not sustain this. How will residents if apartments are built be able to commute to and from their apartments on match days? It is bad enough as it is in surrounding areas and adding further cars will also not help the local infrastructure. There are also plans in Old Trafford for 2 more office blocks being converted to apartments at this current time as well as 2 more which are already converted. This is totally new venture and I also disagree with the name, I know the Class of 92 are behind this and I am a huge United fan but the name UA92 does strike as being very tacky for want of a better word! It would appear that if the Class of 92 were not involved Trafford would not be seeking a University so what is the real reason behind this other than bringing headlines to the borough?	10/11/2017 5:26 PM
427	I am very supportive of this, it will be great for the community.	10/11/2017 3:15 PM
428	Talbot Road - heavily congested and will become more so with UA92 - how will this be alleviated?	10/11/2017 2:55 PM
429	I object to the huge development in none academic areas. No one needs a degree in sports. This is something we should all do for our entertainment and health. No one needs a degree in Media. Where is Trafford parks Technical training?? Plus this area isn't Stretford looks like you want to develop an old industrial area and dump more residents on Stretford none local people from out of town!!	10/11/2017 2:26 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

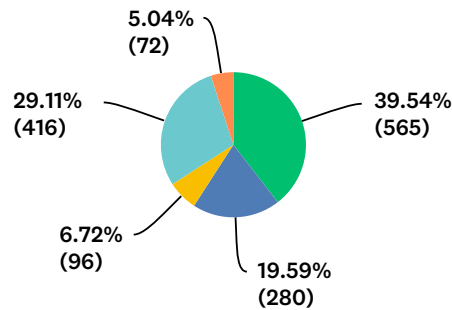
430	My concern is specifically around the visual aspect of the planned 20-storey apartment block proposals on corner of Chester Road & Edge Lane	10/11/2017 1:45 PM
431	It is concerning that the Kellogs site has been purchased by the council prior to any consultation and planning application as this gives the impression of a done deal and that any input through the consultation and planning process is irrelevant. The detail on the plans for UA92 and the associated student village are not of the required level of detail to understand what is really proposed. There is no mention of the impact of the plans on the local infrastructure and facilities, in terms of transport (both Metrolink and road) and the likes of medical facilities (the local doctors surgeries are already overloaded and could not cope with the proposed extra 2000+ residents).	10/11/2017 12:30 PM
432	The economic growth and general development that this will bring to Stretford and Old Trafford should be welcomed in my opinion. The main issue jumping out to me is how students will travel from the proposed residential site to the university campus. I do that 1 stop tram journey most days at around 8.30am-8.45am and often have to let 2 or 3 trams pass as they are already too full from Altrincham/Timperley/Sale. By which point, it would have been quicker to walk. Are there proposals for additional trams on this section of the line? As it is only one stop extra trams might not be possible but this certainly needs to be considered, I am happy to share photos if required.	10/11/2017 12:05 PM
433	To be honest, I would rather a new physics, math or astronomy university opened.	10/11/2017 12:03 PM
434	As it stands I have concerns re infrastructure and if we can cope with this massive influx of people Eg Doctors Dentists Traffic	10/11/2017 12:01 PM
435	Position and design of student accommodation scheme poses a few concerns	10/11/2017 11:54 AM
436	I admire the ambition. But the branding tell us that this is not about the good of the residents. All involved could up and leave if the council isn't supportive. But it will be excellent for employment. There will be an impact on crime as the communities rub against each other. I've wider concerns about the value of what the UA92 offers and taking young people's money for a poor product. But that is outside the council's brief.	10/11/2017 11:47 AM
437	If parking is not provided people will just park on residential streets with residential permits as happens when events are on at old Trafford football ground.	10/11/2017 11:30 AM
438	Infrastructure roads needs improvement 2. Access to leisure facility at all times	10/11/2017 11:07 AM
439	Absolutely 100% behind this. Increased footfall for the area, increased economy for the area...what's not to like?	10/11/2017 9:14 AM
440	Worried about more traffic congestion, services for students eg GP, dentist as current services are overstretched. Concerns about cyclist safety, road safety since subways have gone. Potential problems on canal footpath as already too many bikes speed down there and don't give way to pedestrians.	10/11/2017 9:13 AM
441	students don't pay council tax? rats and fly tipping dreadful now . wont this impact ,and who will pay ? I certainly don't want to . I am all for students ,vibrancy ,diversity etc fact is what will they bring in terms of benefit ,and at what cost ?	10/11/2017 8:31 AM
442	How on earth does this benefit the community?	10/11/2017 7:30 AM
443	Impact on Stretford- student campus - essoldo student union. Possible likelihood of multiple occupancy housing. Loss of public services into private ownership- library, sports centre.	10/10/2017 9:10 PM
444	Share out the accommodation not concentrate it all on Lacy street. Put some on the leisure centre site and close to the university and some in the eyesore sites near Old Trafford tram stop. Our areas are residential there is conflict between residents and students in areas such as Fallowfield. How is this going to be managed? Students don't pay council tax so when they move out of university accommodation in their 2nd and 3rd years who is going to foot the bill for removing their rubbish? Where will they live?What controls will there be on HMO's?The scale of the developments planned will decimate Stretford	10/10/2017 7:13 PM
445	Shared facilities in a new leisure centre. I strongly suspect the university will have the lions share of access. With the closure of George H leisure centre no facilities for residents in the North of the borough. The area with the worst health statistics. ( please consult the JSNA for details). Teafford public health agenda has a major action to improve physical activity of its residents. The plan reduces opportunities. While residents in the south get a new leisure centre with unrestricted access the North receives a massive reduction. The proposal will create jobs and opportunities for business expansion but not facilities for residents.	10/10/2017 7:08 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

446	As previously mentioned my concerns are with the amount of additional people living in the area who will need access to health services, the system is under strain now. This should be addressed at the start of the process not as an after thought. Also the need for social housing and affordable housing for those already living in Stretford should be addressed in the early stages to ensure that local people are not forced out of the area or left with no opportunity to rent/ buy homes for their families. This is a large amount of people moving into an already well occupied area.	10/10/2017 6:39 PM
447	I still don't feel like I know enough to assess what impact it will have - I'd prefer it not to be a profit driven educational facility as that will always come before what the community wants or needs. Will b+q be housing? Will it be campus?	10/10/2017 6:19 PM
448	Manchester and Salford are well served with Higher Education facilities. These proposals fly in the face of the GMSF. What has happened to the new housing we were promised?	10/10/2017 5:34 PM
449	The student campus accommodation seems too large for the plot. Should be toned down and the accommodation spread out. Gated community should not be introduced. Canal area should be shared. Plan should have car parking for students with cars.	10/10/2017 5:20 PM
450	Impact local infrastructure and facilities.	10/10/2017 5:05 PM
451	20 storey building on that corner is too much. You have the iron site, the office block at Stretford Mall, plenty of other options	10/10/2017 5:04 PM
452	My concern is that it will change the character of the area from one which is actually very family orientated, to one which is more student orientated. If that happens, it's a large and very negative thing to foist on residents who did not anticipate this when they moved to the area. I don't think the composition and character of the community here should be misjudged simply from looking at the somewhat dilapidated appearance of the local surroundings.	10/10/2017 4:41 PM
453	there is already a shortage of amenities so hopefully regeneration will also include bars/ eateries etc for the added people. extra public transport. more spread out student accommodation. places like Fallowfield show that there is increased crime against students/ public in areas where there is a high student population	10/10/2017 4:18 PM
454	Amazing private sector funding at a time when the Conservatives have been cutting back.	10/10/2017 3:39 PM
455	I have ticked the box that is closest, I may approve if the plans are improved. Has the impact of a new university on the existing 3 Universities within the M60 ring road been assessed? Have the affect of a university on the surrounding areas been examined, using local examples? For example, has the council visited the area around Salford University Fredrick Road campus?	10/10/2017 3:11 PM

## Q6 In terms of redeveloping the former Kellogg’s site on Talbot Road as UA92 University Campus buildings:

Answered: 1,429 Skipped: 90

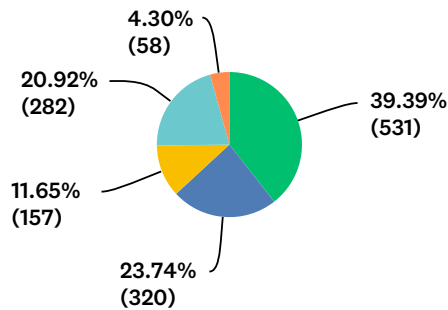


- I am supportive of the proposals around developing the site see it as a positive thing for...
- I agree with the overall idea of UA92 but have some suggestions/concerns about the i...
- I am a resident/business close to the Kellogg’s site and have some specific concerns ...
- I disagree with the proposals to open the UA92 site
- This is not relevant to me

ANSWER CHOICES	RESPONSES	
I am supportive of the proposals around developing the site see it as a positive thing for the local area	39.54%	565
I agree with the overall idea of UA92 but have some suggestions/concerns about the impact on the local area	19.59%	280
I am a resident/business close to the Kellogg’s site and have some specific concerns about the proposals	6.72%	96
I disagree with the proposals to open the UA92 site	29.11%	416
This is not relevant to me	5.04%	72
<b>TOTAL</b>		<b>1,429</b>

## Q7 In terms of the proposals for the Essoldo building please indicate which statement most closely reflects your views:

Answered: 1,348 Skipped: 171



- I am supportive of plans to bring the Essoldo back into use
- I am supportive of this proposal on the basis that facilities are open to both students and the general public
- I am supportive of this proposal but have some specific suggestions on the facilities that should be offered
- I disagree with the proposals to bring the Essoldo back into use
- This is not relevant to me

ANSWER CHOICES	RESPONSES	
I am supportive of plans to bring the Essoldo back into use	39.39%	531
I am supportive of this proposal on the basis that facilities are open to both students and the general public	23.74%	320
I am supportive of this proposal but have some specific suggestions on the facilities that should be offered	11.65%	157
I disagree with the proposals to bring the Essoldo back into use	20.92%	282
This is not relevant to me	4.30%	58
<b>TOTAL</b>		<b>1,348</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	I say Disagree to make sure the final results aren't biased towards Yes, but in theory yes, it would be good to bring ti back into use, it was even suggested in the original plan. The Essoldo needs a CPO, at the consultation meetings, there was no assurance that it could even be purchased. The Council state they have made good progress in the original masterplan by allowing the community to take on the public Hall, whereas it was the community that put in the time, effort and money to take it on and develop it. it has become a central hub for stretford, showing what a community can do, and evidence of what Stretford has become, I personally am scared that this will be put at risk by the influx of the student population. Did any council officers think to come nad visit before putting this proposal together? Making the Essoldo a Community hub would need to be different from the offer at the public hall. Maybe more like Altrincham food market, Students and residents want quite different offers, how will this be worked? Can it be turned back into a cinema? How will it effect local residents? it would be great to have cafes and bars along the Edge lane side of the Essoldo to complement the existing businesses. Is there still a proposal to move the library? It's a dark space, with few windows, so not ideal for a modern airy library building. Again, the proposals were dripped fed out, then changed and denied and now there is little detail. "It's all a conversation" according to the consultation meeting I attended. Difficult to know what we'd be agreeing to. Will there be any furhter discussion about this??	12/19/2017 4:37 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

2	See letter dated 19 December from White Peak Planning. The reuse of the Essoldo is welcomed, however the demolition of 27-33 Edge Lane is of concern to the owner whose prospective tenants have been advised by the Council the building is to be demolished and has therefore lost rent. In addition, planning permission has been refused for the site.	12/19/2017 3:11 PM
3	This proposal is too vague and does not have enough information. There is no clarity who will own this site, how access and priority of need will be achieved, if there is precedence of these shared facilities anywhere else. In addition why could the CPO of this building not have been achieved for the local community instead needing an outside motivator.	12/19/2017 2:56 PM
4	We need a proper consultation on what facilities would be provided. I am concerned that students may get preferential access over local residents, which has hepanned elsewhere. I want to see a guarantee that some of the housing would be affordable.	12/19/2017 2:40 PM
5	As I don't think we should have the uni accommodation where you are planning to put it I can't say I agree with it being used by students	12/19/2017 2:38 PM
6	I am supportive on the basis that the facilities are open to both students and the general public (although certain areas including any Student's Union may, of course, be student-only all the time, or at given times). As previous, I feel that it is important that all of the buildings around the Essoldo are developed at the same time, particularly the row of shops/flats on edge lane, closest to the metrolink station. Residents and businesses currently based there should be given options on new units, with first-refusal being a minimum. Independent business should form a significant part of the offering in all the units which are developed, in order to ensure that there is a character to Stretford, instead of being a carbon-copy with nothing other than Tesco, Costa and Wetherspoons [not that I am specifically opposed to the presence of these business - which will also bring their own appeal and successful business models]. Again, I would encourage the planting of trees as much as possible, and the removal of as much metal barrier as is considered safe.	12/19/2017 12:42 PM
7	You don't own the building and I doubt you ever will. There has been no genuine concern with this building until this proposal was muted, and I believe yet again it is pie in the sky.	12/19/2017 11:38 AM
8	But not for students for the area in general	12/19/2017 11:15 AM
9	I worry about the Essoldo being used for students only but would love to see it being brought back into use	12/19/2017 11:01 AM
10	I would actually like to see the Essolodo building brought back into use for one of it's original purposes as a cinema. Also it is not helpful to talk about students as being seperate to the public. I would hope that students are not a separate entity and that the Essolodo is not made into a student enclave where a 'them and us' attitude is created. Students after all are members of the general public.	12/19/2017 10:44 AM
11	The Essoldo has been neglected for many years and used as an excuse to do nothing in this area. It is now an out dated eyesore. Any development should consider access to and from the frequently congested routes on Chester road and Edge Lane. Stretford Metro/ Train station would need to be improved, made safer and cleaner. Tram carriages would need to be increased at peak times.	12/19/2017 10:42 AM
12	While I support the aims of creating a mix of residential accommodation around the Essoldo building, opening up the canal and creating a hub for the community, I cannot support the proposals in the masterplan. Although the masterplan talks about the potential of using the Essoldo as a community hub, there are no guarantees that this will happen and I would not support the Essoldo being used solely for the use of students.	12/19/2017 9:16 AM
13	Lack of detail on how the old cinema would be redeveloped, huge concern it will just be given to university and not of benefit to community (see Cornerhouse and what happened in MCC). It is a unique building and needs to be core to plans for community. Guarantees that remains public benefit need to be cast iron into plans. Consultation and ideas put to the public and architectural competition to re-develop. At the moment this just seems swept along in the grand plan and rather forgotten.	12/19/2017 9:05 AM
14	I disagree with THESE proposals to bring the Essoldo back into use. Much more consultation and planning work needs to be done to co-ordinate its development alongside Stretford Public Hall. I am concerned about the exact location of more housing units and the threat to the few trees in the area. We need to understand exactly how a student union building can also cater for - and preferably prioritise community use. I do not believe this proposal will do anything but provide a small footpath onto an existing footpath - so this would not really "open up access onto the canal "for local residents in any new way.	12/18/2017 11:03 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

15	Is it going to be a student focussed initiative or a community based initiative which makes some provision for students.If the former what are the community going to get ie students interests are often quite narrow. The community based Stretford Public Hall must not be disadvantaged by the regeneration of the Essoldo. They should be invited to participate in the development of proposals.	12/18/2017 10:51 PM
16	This is a difficult junction already, I'm concerned that adding a source of cars close to the junction will make traffic worse. I'm supportive of the creation of a vibrant community hub, but I'm concerned as to what that might actually mean. What will it actually be?	12/18/2017 10:18 PM
17	The council have constantly denied being able to CPO this building. Now they are dangling it like a carrot with no firm proposals as to its use. Bringing it into use as a student union is an insult. Without clear proposals that have an obvious benefit to the existing community I cannot provide my support.	12/18/2017 9:41 PM
18	Definitely! It would be great to make this iconic building live again.	12/18/2017 9:33 PM
19	But I have no idea who owns it now. I am not supportive of a compulsory purchase order	12/18/2017 8:37 PM
20	please specify what facilities will be offered	12/18/2017 4:00 PM
21	When TMBC are in the process of GMSF which is causing so many arguments they now want to bring 6500 students into the Trafford area	12/18/2017 3:59 PM
22	The Essoldo site definitely needs to be brought back into use. However, I totally disagree with the idea of building residential accommodation where the trees are between trafford grove and chester road. Not only is there not the space, it would ruin one of the few green spaces that remain. Opening the site onto the canal would be good. All the shop buildings from the junction up to the tram station are hideous and I think need to be removed if possible.	12/18/2017 10:23 AM
23	Reading between the area, this students first and the local community as an afterthought.	12/18/2017 9:14 AM
24	I disagree with these proposals for redevelopment of essoldo. Not against it being redeveloped perse though	12/18/2017 8:56 AM
25	This would make a great ferry terminal to move passengers to old Trafford / Hulme / Trafford park Eccles / Worsley and help eliminate road traffic during football and rush hour traffic	12/17/2017 11:39 PM
26	The flats and shops on Edge lane are an eyesore and the council should be doing more to control fly-tipping/rubbish piling up on the shop fronts.	12/17/2017 10:11 PM
27	I think this question again has unfairly weighted answers. I am supportinve of the reopening of the Essoldo - it is long overdue. I have concerns as to how it will be used by both students and locals - and that it may become for students only. Also what impact will it have on the public hall	12/17/2017 7:47 PM
28	yes	12/17/2017 7:18 PM
29	The space should definitely not just be open for students but the nature of the activities needs to be appropriate for students and members of the public as this could then be a great way of linking the two communities together.	12/17/2017 3:25 PM
30	I would like any architectural features preserved. As long as the facility is not a nightclub or other such establishment	12/17/2017 12:57 PM
31	The Essoldo is being sold as bringing it back into use, which every would like. But as a student hub (with some community facilities). Its being completely advertised incorrectly by both Trafford Council and UA92.	12/16/2017 8:42 PM
32	I would like the Essoldo to offer film screenings, cafe bar facilities, maybe a restaurant. Possibly it could be similar to the Market in Altrincham with many different food and drink offerings. I would like Stretford Library to remain in its current location.	12/16/2017 4:13 PM
33	Not as per your plans. Needs to be available to locals only and not a students hub.	12/15/2017 2:57 PM
34	As it wont be just for locals but for a student hub	12/15/2017 2:15 PM
35	It wont be for local community but for a student hub. Also impact on local residents re; noise & parking	12/15/2017 2:03 PM
36	Should be wholly for locals only not students.	12/15/2017 1:45 PM
37	Its not for local residents use only	12/15/2017 1:43 PM
38	Wont be only for local /public use. It is and I hope an integral part of the community. Dame Vera Lynn 1943, my wanna 1878/2000. Keep it. Hold fast that which is good.	12/15/2017 1:17 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

39	Wont be solely for Stretford residents/locals use.	12/15/2017 1:10 PM
40	There is not enough information given to know how the Essoldo will be brought back into use. Student use? Public use? Again, final plans should be made available for consultation.	12/15/2017 12:58 PM
41	As a conservative council how can you justify spending public money on compulsory purchasing a private building. This sounds like a communist agenda	12/15/2017 10:00 AM
42	While this building does need to be made open to the public in some way, the concern is that this will not be the case and it will be available only to the students. Once again, you are not specific in terms of what it will be used for.	12/15/2017 9:53 AM
43	Again the principles of Active Design can be included to ensure access around the building and immediate surroundings promotes physical activity and well being.	12/15/2017 9:42 AM
44	What plans are in place when the CPO fails	12/15/2017 7:34 AM
45	The building should be geared to facilities for the local community - maybe food/market area as in Altrincham, and/or an Arts/Crafts centre, possibly including an Art Cinema? Certainly not student facilities. Such a mix would not work.	12/14/2017 9:59 PM
46	develop this for Student use and keep the existing Library for the local community	12/14/2017 9:32 PM
47	However once again is this going to proceed with or without consulting with the Community? Who will take the lions share of all facilities planned. I have to be doubtful it will be the Community. Are there realistic plans for the shops fronting onto Edge Lane,they have been an eyesore for too long already.	12/14/2017 8:09 PM
48	My concerns regard the provision of accommodation for students who have no vested interest whatsoever in Stretford, they will come, use and leave and the community will be left with the problems they bring. I have no concerns about re commissioning the essaldo for the local community, the people who have lived, worked and supported this community for decades and also for the newer residents who have chosen to live here more recently.	12/14/2017 3:27 PM
49	This is not a good use of council tax payers money.	12/14/2017 12:57 PM
50	I disagree this old building should have student facilities - what facilities? Residents have waited years for Essoldo to be brought into use and now you plan to provide student facilities -absolutely disagree!	12/14/2017 6:55 AM
51	It would be great to see the Essoldo being used again, but would be preferable to have it as a public building for entertainment purposes again.	12/13/2017 12:47 PM
52	I am supportive on the Essoldo being brought back into public use, but am not happy with the way the question is worded. I do not agree that Stretford Library should be moved into the Essoldo, but think that it should be used by community groups rather than students.	12/13/2017 12:46 PM
53	Turn it into somewhere with multiple uses for all ages - Mother and baby room, preschool play area, cinema, theatre for small local productions, studio for students to play / listen/ record music, community room for the older generations to use ie knit and natter/craft clubs, ex servicemen, miniature railway enthusiasts etc	12/13/2017 9:11 AM
54	Whilst the Essoldo urgently needs regeneration it should be with the residents of Stretford in mind and not transitory students.	12/13/2017 7:57 AM
55	I dont agree with the accommodation	12/12/2017 11:14 PM
56	This council should be considering the residents.the use should be leisure maybe roller skating, cinema, theatre, kids play area, cafe.	12/12/2017 8:29 PM
57	I would like to se the Esseldo being used again but don't think it would be suitable venue for the proposals to near housing and very narrow pavement	12/12/2017 5:48 PM
58	Essoldo should be used for current residents, add a couple of thousand students using it and it will turn into a student hang out.	12/12/2017 4:34 PM
59	If the current sports and leisure facilities are to open at this site i would want assurances that the public can use it at ALL TIMES and not be restricted by student demands. Tiny teds would need to be kept as it is a vital resources for mums and dads in the area.	12/12/2017 3:47 PM
60	I feel that their the plans need to outline key objectives for fulfilling the needs of the community and some governance on how the 'shared' aspect is managed.	12/12/2017 2:37 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

61	I am absolutely opposed to this, the Essoldo should be for the community who have been fighting so long for the use of this building. Student accommodation should not be built in this area.	12/12/2017 1:53 PM
62	I would love this building to become a cinema.	12/12/2017 12:01 PM
63	Do not turn Stretford into the new fallowfield. The council struggle as it is with waste and criminal damage	12/12/2017 12:01 PM
64	Could the cinema be reused as a cinema	12/12/2017 11:48 AM
65	I think that the building should mainly be for students (like a student union)	12/12/2017 11:38 AM
66	Homes for residents not students . Activities pitched for locals not stuffents	12/12/2017 11:37 AM
67	It could be available community centre, there could be areas for studying or youth groups or clubs. Canal is good idea.	12/12/2017 11:02 AM
68	It is important that the people of stretford have access to the essoldo as it is something that holds a lot of memories from its younger years. It would be terrible if it was for the students only and selfish.	12/12/2017 10:17 AM
69	Crazy idea to move the Library from where it is to the Essoldo you have to cross six lanes of traffic to get to it or use a not very safe underpass. Why after so long of the Essoldo being a blight do we find a CPO can be put in it . Surely a more imaginative use other than a student hub why not an Altincham market type of venue something which does not clash with the Stretford public hall across the road from it	12/12/2017 10:00 AM
70	The survey question is deliberately misleading : this should be redeveloped on a competitive basis and not handed over to private friends	12/12/2017 12:47 AM
71	This question is biased to try and force a positive response. Really disappointed in your having taken such an approach.	12/11/2017 10:47 PM
72	After many years of private ownership failing to make this site respectable. The council should commit to public ownership if it is not developed within a short period of time. It's an eye sore in Stretford and the master plan will be a complete failure if the building is left in the hands of developers who do nothing with it.	12/11/2017 5:04 PM
73	This is an amazing building, such a crime to see it unused.	12/11/2017 3:27 PM
74	It should not be used for student accomodation it will have a bad impact on stretford	12/10/2017 6:30 PM
75	This is a gem and should be linked with the regeneration of Stretford Town Hall by the community.	12/10/2017 6:14 PM
76	The Essoldo building would be great as a community cinema with gallery space or a Community Theatre and offering local people jobs. The residential accommodation needs to be affordable for local people to buy or rent all year round	12/10/2017 5:27 PM
77	It's not clear what facilities will be available. I'd like to see this being used as a community arts venue/cinema e.g. a smaller more local version of HOME	12/10/2017 5:08 PM
78	I agree that the Essoldo should be brought back into public use, but there are no guarantees within the plans to suggest anybody other than students will have access to the building. This is grossly unfair. I also question why when the community have been asking the council to CPO this building for many years, and receiving the response that it's not possible, suddenly it is possible when a bunch of footballers ask? This is prime example of Trafford Council being disingenuous in relation to the masterplan, and why so many Stretford residents are disbelieving of their motives and whether any of this will actually benefit Stretford's existing community.	12/10/2017 1:20 PM
79	Will not benefit local community. Will generate noise and litter in an area which has slowly become more attractive to families.	12/10/2017 11:53 AM
80	Whilst I agree with the building coming back into use for the community, this is not the desired plan	12/10/2017 9:49 AM
81	Essoldo should be vibrant community hub not reliant on student population .	12/10/2017 12:30 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

82	The way this survey is worded makes it very difficult to select any other option than 'I disagree'. I am actually supportive of most of the plans for the Essoldo, but I do not believe that they are robust enough in maximising the benefits to the local community, and I'm concerned that there are no guarantees that the facility won't be dominated by student use. The Essoldo has been vacant for decades and clearly there is something lacking in the way the council views it - perhaps there is not the will or drive to do something with it? I am very supportive of opening up more pedestrian links to the canal and believe this is a positive point in the masterplan. I would like to see the Essoldo brought into use as a cinema, gallery or community space which its character restored - it is an architectural asset to the area.	12/9/2017 1:38 PM
83	It would be great to see Essoldo in public use but have a number of concerns about the use of it. I would like to see it brought back as a community/ art/ cinema space to complement stretford public hall. A community hub and student hub is difficult to set up in one small building to meet everyone's needs. It's also premised on demolition of the existing library for 1-2 bed rental accommodation which feeds into the wider problem with the current plans which appear to benefit investors more than the needs of the local community - family accommodation, affordable starter homes and older people's accommodation. It would be better for the student hub to be built near the campus and the Essoldo be a largely community focussed area with some space for student learning - ie like in the current library.	12/9/2017 10:51 AM
84	Bring it back as a cinema.	12/9/2017 10:25 AM
85	I am supportive of this if the the council has a plan for the Essoldo and a business case which is not dependent on UA92.	12/9/2017 10:16 AM
86	The University will not improve this area.	12/9/2017 10:00 AM
87	I'd love to see the old building open but o don't feel you have provided enough information and facts or me to agree to it. It's too pie in the sky and non specific. I have been told, to my face, by the council that it could not be cpo'd. How has this changed?	12/9/2017 9:07 AM
88	As long as the facility is truly for the community and students.	12/9/2017 7:49 AM
89	Needs to provide a complex for use of local residents as well as opening the canal and making sure there is access for people of all abilities. Need better and secure parking at the metro link to encourage park and ride and possible use of canal side outlets	12/8/2017 10:35 PM
90	Access to this site is now very limited with only one tunnel which has steps and so is not suitable for wheelchairs and push chairs. The surface crossings are of course very poorly arranged so it can take more than five minutes to cross from the Mall to the Essoldo with seven separate crossings! Insane. So any development here can't be linked easily with any development at the Mall. That said it would be good to bring the building back into use. Special concern should be paid to those residents nearby who have had a relatively quiet life for a long time.	12/8/2017 9:49 PM
91	The idea of thousands of students crossing Chester Road fills me with fear!! If it's a student union it is not s community venue	12/8/2017 9:01 PM
92	The library should not be in here	12/8/2017 6:16 PM
93	The current plans do not appear to be as open as they should to residents nearby. Stretford does not have the best record for community spirit. We do not need a facility that caters mainly for the students, which we do not feel a part of or welcomed at. Consider what happened with the scout hut on Lostock.	12/8/2017 5:37 PM
94	I am concerned that facilities can be open for both students and the general public. I don't know of anywhere where this genuinely works to the publics advantage. I am particularly concerned how this would affect elderly people in our community.	12/8/2017 4:51 PM
95	i am not supportive of the Essoldo being a student facility	12/8/2017 4:13 PM
96	As an Architectural Assistant I feel the Architectural proposals could be of higher quality	12/8/2017 4:11 PM
97	In the manner suggested.	12/8/2017 3:52 PM
98	I believe the Essoldo building should be created as a student hub and use it as part of the accommodation because Stretford has already got a big community centre being Stretford Public Hall, we don't need another building just money to invest into the community centre to make it a worthwhile thing for the community. Equally an investment in the shops/flats near to Essaldo should be a part of this student accommodation because it'll create business opportunities for off-licenses more business for Stretford Mall, having students will be amazing for Stretford. Despite the whiny residents opinions.	12/8/2017 3:51 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

99	Creating a student hub will not encourage the community to use the space. it will be used by students so don't try and fool the community by pretending it's also for them as i work in a university it is rare that we see the public in student spaces. The essoldo does need developing and investment but for the right reasons with the community at the centre.	12/8/2017 3:51 PM
100	Lack of details	12/8/2017 3:23 PM
101	I would like to see this used for members of the community, not for students.	12/8/2017 3:09 PM
102	This building should be utilised for current residents of m32 not for students.	12/8/2017 3:03 PM
103	Nothing you have said is more than a pipe dream. You have no idea and are currently vaguely offering 'a community something' to distract us from all the other crap you are ushering in through the back door while people idly dream of a retro art house cinema.	12/8/2017 3:01 PM
104	How will canal access be established? Will the current tenants and business users of the Edge lane units be allowed to remain or will they be kicked out to make space?	12/8/2017 3:01 PM
105	See all previous comments. There is no detail about the Essoldo. We have community facilities at the Public Hall. What Stretford needs is a unique offer competing with Chorlton, Sale and Urmston. An independent cinema and theatre would be a novelty and should be explored as an opportunity to offer something different to the other successful local centres. We need an anchor (the waterside and the Essoldo) to draw people and investment in. This would be the driver that Stretford needs, not ill-conceived and parachuted-in students, with catered-for needs within their block, dominating the waterside plaza, living off campus as part of a campus university?!	12/8/2017 12:23 PM
106	It's such a shame to see the Essoldo still stood empty after all these years, and I certainly agree it should be brought back into use although I'm not sure about the associated costs of the CPO for the Local Authority, and feel this brings significant risks in times of austerity. I was informed at once of the consultation events that the site stretches to the businesses and residential accommodation on Edge Lane, so have these been consulted? Where will they be relocated to? Overall it would be great to see the building as a community hub but there are wide ranging factors to consider, including those listed above in terms of cost and risk to the local authority, impact on those using part of the site at present (businesses and flats) as well as the potential competition this would generate against Stretford Public Hall, a venue that local residents have volunteered extremely hard get back in use and a community centre over the road would bring significant competition so a greater partnership approach needs to be taken.	12/8/2017 12:15 PM
107	Make the owner do something with it, or pull it down like you did Longford Hall.	12/8/2017 8:07 AM
108	I do not think the essoldo should be a student hub.	12/8/2017 6:33 AM
109	Public access not to be compromised by student access.	12/7/2017 10:44 PM
110	This is a privately owned building. Is it going to be compulsorily purchased?	12/6/2017 6:21 PM
111	Great idea, long overdue, The effect upon residents of having Stretford Public Hall across from the Essoldo has been considerable. The Hall being a resource for local people has been massive. My wife volunteers and attends classes and choir there every week. If the Essoldo could be developed for public use in a similar way, perhaps as a cinema, café, or entertainment venue then Stretford would really benefit.	12/6/2017 12:30 PM
112	The proposals for redevelopment of the Essoldo cinema state that it might "provide opportunities for the provision of student amenities and other uses accessible to the whole community" (there is a later suggestion it might be used as a UA92 library). This provides insufficient guarantees that it will be developed primarily as a community asset - Trafford should require a commitment from UA92 to this being developed as a venue where the primary purpose is to host events for the whole community. An arts / performance venue in Stretford would be a valuable addition, especially as the area is redeveloped.	12/6/2017 12:39 AM
113	This question is not transparent and does not provide clear and transparent information on which to answer. The question does not align with your proposals for the building in the revises masterplan which is significantly student/UA92 focussed for this area as opposed to the focus for the area hinted at through this question.	12/5/2017 11:24 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

114	I can't agree as the current plans are so vague. However, I think the current buildings along edge lane from the mall towards the tram stop are absolutely disgusting. They are definitely one of the worst parts of Stretford and really give the impression that this is a forgotten town. The building is in disrepair, the graffiti and constant rubbish in this area is horrendous. To be honest I don't possibly see how you could make this section any worse. I love the idea of making the canal easier to access and think this could also present a some decent business opportunities, like in Sale. I support the plans to make use of the essoldo but again, it really saddens me that you couldn't have done this for residents. Without more information I can't go into more detail, as I am not clear on what it is that you want to do with it.	12/5/2017 8:43 PM
115	Yes I like the idea for the Essoldo to be used so long as it will be for all. Also it will not so spoil Stretford.	12/5/2017 3:51 PM
116	Keep existing library where it is for the community. Essoldo is too far for majority of the public visiting the library.	12/5/2017 3:47 PM
117	I am dubious that local residents will use facilities if over populated with students. The huge number if students means they will dominate.	12/5/2017 3:42 PM
118	This is for students, not local population. Will add too much pressure on transport infrastructure. Disgusting that CPO could not be used before.	12/5/2017 3:25 PM
119	Access to the Stretford community must be a priority and accommodation should be for first time buyers. not Investors	12/5/2017 3:19 PM
120	Stretford Public Hall and it's development show a vibrant community and a good template for the re-use and development of the space.	12/5/2017 3:05 PM
121	For the use of the whole community of residents	12/5/2017 3:03 PM
122	What will happen to the Library building if the Library is relocated? It is impossible to formulate an opinion on the move without all the relevant information.	12/5/2017 2:55 PM
123	Isn't it funny after years of saying 'Nothing can be done', all of a sudden CPOs can be raised. Develop the Essoldo as a community hub, by all means but for the resident community, not for students.	12/5/2017 2:49 PM
124	CAR PARKING!!! Only very local people will be able to use this. Discrimination to everyone else in Stretford.	12/5/2017 2:48 PM
125	Important for this to have broad uses to serve residents not students	12/5/2017 2:38 PM
126	Noise pollution for elderly residents	12/5/2017 2:26 PM
127	The foyer and main building would be a great focal point for all residents.	12/5/2017 2:17 PM
128	The Essoldo and the shops/flats fronting on to Edge Lane is in dire need of regeneration however this should be done with the community first as the main users of the space. Students will be here for a limited time, both during the year and as permanent residents - it will be great to have a space available to all but this should be community/local residents first.	12/5/2017 1:56 PM
129	While I support the aims of creating a mix of residential accommodation around the Essoldo building, opening up the canal and creating a hub for the community, I cannot support the proposals in the masterplan. Although the masterplan talks about the potential of using the Essoldo as a community hub, there are no guarantees that this will happen and I would not support the Essoldo being used solely for the use of students.	12/4/2017 10:10 PM
130	I hate the essoldo and would like to see it replaced with something better	12/4/2017 7:10 PM
131	how will the public benefit if its exclusive to the the UA92 students only	12/4/2017 9:58 AM
132	While I agree in principle to bringing the Essoldo back into use the proposed plans do not guarantee that this will be done with sufficient involvement of the community. No guarantee that this will benefit the local community directly.	12/3/2017 8:33 PM
133	The building definitely needs regenerating. I believe this would be a great location for art gallery or performing arts especially being near to the tram stop. I do not feel the current use for this building is adding anything to the area.	12/3/2017 8:03 PM
134	I'm supportive of bringing the building back into use but the access proposals need to be considered carefully as the are limited access points available and congestion occurs at peak times in the vicinity of the site.	12/3/2017 10:56 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

135	The cinema should be looked after by a trust. Please don't include it as a way of getting more costly accommodation. The area is already too busy. The car pollution is shocking.	12/3/2017 6:23 AM
136	What does mixed accommodation mean? This is a generic term with no commitment to supplying affordable homes to local residents, as previously mentioned this should be the priority rather than student accommodation and flats which will encourage buy to let investors. The Essoldo should be primarily for the community, with student use being second to this, it should provide community events during evenings and weekends. The units surrounding this should be encourage small businesses to open restaurants, shops etc.	11/30/2017 4:59 PM
137	General public and Student priorities differ to greatly for the building to have a fair and good use for both. I fail to see what is being offered for the community use? It appears to just be a meeting point/drinking venue for students? How would this benefit local residents?	11/29/2017 4:55 PM
138	The Essoldo needs to be brought back into use and I am in favour of improving access to the canal but at present there is a lack of information as to to how this will be done. I remain unconvinced about how this can be used by both the public and proposed student community.	11/29/2017 4:46 PM
139	It seems a difficult building to find alternative uses for. What aspects of the building warrant listing? Could the rear part of the building be extensively modified or replaced while keeping the landmark Stretford Road frontage?	11/27/2017 12:40 PM
140	It would make a good community centre not just for students though, for the general public	11/26/2017 5:02 PM
141	As already pointed out, I do not think a student village would be a good idea in this area. I do think the Essoldo needs to have a purpose but again the whole of the community needs to be considered and any facilities should be accessible to all. I don't think either the town hall or the library should suffer as a result of any facilities developed in the Essoldo so a great deal of consideration needs to go into deciding what ends up going into this building.	11/26/2017 3:24 PM
142	Returning the vacant Essoldo to use would be sustainable only if the streetscape outside were also improved. The A56 needs to be reduced to four lanes to accommodate a wider pavement that would encourage greater pedestrian footfall. A widened pavement would reduce the need for railings and other unattractive street furniture that are required to protect pedestrians from passing vehicles.	11/25/2017 4:47 PM
143	Loaded options offered above. The Essoldo should be funded as a cinema/theatre and with access to the canal similar to the library/theatre plain at Sale town centre. A cinema/theatre maybe coupled with a library facility would be a centre that would be a useful and attractive town centre 'hub'. A shared student facility would not be used by the existing local population.	11/25/2017 4:01 PM
144	But Trafford don't own the Essoldo I doubt that they ever will be able to CPO it, should that happen it should be put into local community use or public use by private landlord, not shared use as a student hub.	11/24/2017 2:57 PM
145	I do not agree with the use of the Essoldo for students I feel it should be somewhere for the community enjoy however nothing specific should be targeted for students.	11/24/2017 1:51 PM
146	make sure parking is addressed properly	11/24/2017 9:53 AM
147	would be great to see it reopen for all the community	11/23/2017 3:22 PM
148	I like the idea of residential accommodation, but the Council should also offer support to first time buyers to purchase existing housing stock as it did a few years ago with the lend a hand scheme.	11/23/2017 11:05 AM
149	We need to ensure this doesn't turn into a student union. We want local facilities for local people who live all year round in the area.	11/22/2017 2:17 PM
150	More honesty is required on the plans for the Essoldo building. Is the plan not to make this into the student union? This will not benefit the wider community, as it will be purely accessible to student, increased noise and litter to the close residential area. To make the surrounding roads more dangerous with the new traffic system on Chester road is negligent to then have a student union on. Need more information on what exact plans are.	11/21/2017 9:12 PM
151	Car parking spaces have to be available for all. Blue badge holders especially.	11/21/2017 8:50 PM
152	One screen cinemas are being bought back into use all over the country right now (look at The Odyssey in St Albans - it was completely derelict and is now thriving). The Essoldo should be bought back into commission for it's intended use - we already have an excellent community hub directly opposite - The Public Hall.	11/21/2017 2:00 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

153	The building has been wasted for many years and as it is located in the centre of Stretford it is a shame for there not to be a use for the whole community. Yes I am in favour for it to be converted into a Library and student union for the whole community.	11/21/2017 12:07 PM
154	Do we really need to keep this ugly building? Is it efficient and will it give the community the amenity that is needed? I am much more concerned about the buildings which surround the Brick Top hairdressers and what is going to happen to them? They are an eyesore and have been out of use for many years now. the Essoldo in my opinion is not in the right location and would be severely restrictive on innovative developments which give people access to the canal area. It is too close to the road - unless and I would support this - the A56 is made into two lanes and the pavement then seriously widened. The council should think very deeply about making some serious changes to the A56 through Stretford as this seems to define all current and future development - ie 6 lane highway. I have no affection for the Essoldo, unlike the Stretford Public Hall. This is a lovely building which is hopefully being competently and efficiently managed by the community group. I don't think we should be precious about the Essoldo building. At least half of the population have never know it in use. Do we feel the same about the A56?	11/20/2017 3:11 PM
155	The plans should be formed in cooperation with the Stretford town hall project.	11/19/2017 7:41 PM
156	This aspect I think is better, the site is desperately in need of a new purpose. I remain concerned on the traffic impacts, but am generally in favour of this aspect.	11/19/2017 6:46 PM
157	A wonderful idea to invest in such a landmark building. If money can be spent on respecting its architecture and making the redesign in keeping with the building - that's not an issue. Be specific of when the local community can access this. It's not a building that should be used for students in term time and then residents in university holiday time. Residents need to be granted consistent use.	11/18/2017 8:26 AM
158	No clear plans proposed . How long will CDO process take? Unlikely to be viable for many years.	11/17/2017 10:24 AM
159	This beautiful building should be a hub for the entire community. Old and new. It should be social and community in purpose as the Stretford Public Hall building is facing it. It should not be for students or a student union. It's part of the heritage of our town and has been craved for for years by all of us.	11/17/2017 6:18 AM
160	I'd like to see the Essoldo being used largely by the public with student use being less of a focus. I wouldn't like any trees to be removed around the busy junction of Edge Lane and Stretford.	11/16/2017 4:38 PM
161	I have to say disagree even though I want the Essoldo back in use. Your survey makes me have to agree to everything, with three options positively and only one disagreeing. Bias I'm afraid and I will be reporting this separately. The Essoldo should be CPO'd and made into a community hub, with attractive canal access. Think HOME but for stretford. Look what that has done for the area. No student project required...	11/16/2017 4:24 PM
162	Market area	11/15/2017 9:56 PM
163	Again the council have bothered about it and I believe it would only be for students older people won't use it	11/15/2017 5:32 PM
164	My reservations are the same, Lacey St, Essoldo, and the Mall will become the centre of the universe for student entertainment and student life, with the level of students it will bring in, the residents will be way down the list.	11/15/2017 1:37 PM
165	I don't think having a mix of facilities for students and the general public will work. I would welcome the Essoldo being redeveloped for use by the current community and if those facilities are then attractive to students as well that is fine. The danger is it will be aimed at students and all we will get is fast food and bars and not facilities that improve the quality on offer to the current community.	11/14/2017 10:06 PM
166	Very supportive of this but concerned that the excellent and well used Stretford library will be sacrificed for some kind of less good shared library facility housed within the Essoldo.	11/14/2017 8:26 PM
167	The Essoldo building is eye-catching but rather ugly so the proposal to build properties round the building is a way of softening the rather imposing brickwork. It would be of benefit to the whole community if public facilities were included such as short courses/evening classes there because transport to South Trafford College for the attractive courses they offer is difficult (volume of traffic on A56 and distance to walk from the nearest Metrolink stations). I do not think the public library should be housed there as it is too remote for the majority of residents. (I think the library would serve us better if it were in the Mall and I believe that more people would use it).	11/14/2017 8:09 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

168	Very weighted question. Major concern about the removal of trees on Trafford Grove to build flats. An inconceivable proposal	11/14/2017 8:08 PM
169	I am against this having any specific purpose for students. It should just be for the whole community.	11/14/2017 7:31 PM
170	This will never happen. Suddenly any devloper will find they do not have the funds or cannot take a big enough profit. To show good will this should be done first.	11/14/2017 4:02 PM
171	- Inside the Essoldo I would like to see something for the community - not students. Perhaps a market like Altrincham / Levenshulme etc. Something that would attract visitors. With supporting restaurants / shops. There are rumours that Trafford Council won't allow other markets in the area as they don't want to impact Alty. - the tower blocks are far too high. There is a huge amount of evidence that tower block living is detrimental to health / welfare so I would reconsider 20 stories. If you look at Lancaster University campus Bowland tower (a similar height) is an eye saw and a well known student suicide spot. Please reconsider this. - the transport links although good in the area cannot cope with any extra demand, please reconsider.	11/14/2017 10:44 AM
172	I would like this building redeveloped to provide services to the local community that currently live in Stretford. Indoor market, cinema etc.	11/13/2017 8:57 PM
173	The residents of Stretford have made many attempts to regain control of the Essoldo over the years and from what I can see with little support from the council. That support seems to have suddenly materialised when the university plans have presented themselves. This space should be for use by the whole community, it would be a kick in the face to the residents of Stretford if they only had partial use. The students would form part of that community. Any student specific services that do not benefit anyone but the students should be housed within the university campus grounds and should be funded by the university itself.	11/13/2017 7:47 PM
174	The whole community being the residents of Stretford?	11/13/2017 5:31 PM
175	I feel it should be for the community as a whole.	11/13/2017 11:26 AM
176	The building should be open to the public rather than students.	11/13/2017 10:41 AM
177	Being available to the community is a must	11/13/2017 10:18 AM
178	The local community should have precedence over the student body	11/12/2017 11:14 PM
179	This will clearly not be beneficial to local residents and will have a huge impact on those living near the building and also on local transport and health services. Why was this not an option when the bid to purchase the public hall was made? Again, lack of transparency is a major concern.	11/12/2017 10:36 AM
180	I am concerned that this proposal is not clear about the offer for the local community. If they are shared student facilities how is it ensured that the community access to the facilities is maintained and what is the redress if they are not.	11/12/2017 9:18 AM
181	Would prefer entertainment and dining venue	11/12/2017 12:38 AM
182	I am supportive of plans to bring the Essoldo back into use depending on what these plans may be. I would also be great to open up the area giving access onto the canal, I have concerns regarding parking, road access, proving more housing or other building in this area and retaining green space.	11/10/2017 7:40 PM
183	Bit of a cheat this question... I do want to see the Eddie do in use but want a building for everyone not just students. And please don't move library there, it's a nightmare crossing the road.	11/10/2017 7:11 PM
184	I think it is an eyesore and not worth restoring. It had been let get into a terrible state The whole building should be demolishedand cafes and bars bjilt like Sale	11/10/2017 5:45 PM
185	It worries me that the essoldo will become a student only area. It is a beautiful building and needs to be used to its best. Worried about the impact on parking on sourround streets.	11/10/2017 5:13 PM
186	The Essoldo must not be ruined it is a rare historic art deco building which could be used as a theatre or concert venue similar to the Apollo Ardwick bringing more cultural facilities to the community,	11/10/2017 4:25 PM
187	Might be better off just demolishing the thing. It's not a particularly attractive building anyway.	11/10/2017 2:51 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

188	Please please please bring the Essoldo back into use - but make sure that it's accessible to students and the local community - perhaps work with the Stretford Public Hall opposite? They are run by a community group and a collaboration with them could provide genuine community facilities which would bring together students and locals. (recognising that hopefully some of the students will go on to be locals)	11/10/2017 11:19 AM
189	It is disgusting how the community have wanted to use the community for a very long time and have always been told we can't however no problem at all opening it up for students	11/10/2017 11:07 AM
190	Opening the Essoldo as a students-only facility would be a disaster both for the community losing a space and for local residents to lose confidence in the campus. It's difficult to offer a view on so vague a "proposal" as there is no concrete suggestion on the place and this question is very misleading since there's no actual facilities proposed. I think the focus of bringing the Essoldo back into use should be on the community and NOT the students - and the line being followed in the consultation meetings has specifically said that "some student facilities" as listed above might not happen, yet this survey suggests it definitely will in some form. Having said all that, I'd like to see it brought back into use as an art house cinema and performance space similar to the one that was lost when the Cornerhouse closed as there are a lot of "homeless" performance and art groups who would want such a space to be available and wouldn't mind going a few minutes out of town for it if it were part of an attractive town centre with a little night life to support it.	11/10/2017 10:59 AM
191	I think the Essoldo should be kept for the people of Stretford And developed as a leisure facility, not used as a student union.	11/10/2017 9:24 AM
192	Once again, there is no option for me to say that the Essoldo should be subject to a CPO, for public purposes only, nothing to do with the current plans.	11/9/2017 11:27 PM
193	Yes. This is the best part of the proposals. I think that there should be room for development of a live music venue within the building as well. I really think there is an opportunity for student/community cohesion here, with potential for a shared library, and leisure facilities. If there is something that MMU and UoM have perhaps failed at, it is the overlap of local youth provision and student provision, especially around things like cultural facilities (recording studios, media studios - that sort of thing). I think there is real opportunity here.	11/9/2017 10:53 PM
194	I am supportive of this for use of the community only	11/9/2017 8:42 AM
195	As a community hub but not as a student uni etc	11/8/2017 10:26 PM
196	As long as it's the whole community and not simply a student hub with community access- Residents eventually not allowed to access unless holding an NUS card (as with bars and pubs in Fallowfield- too many students, unbalanced community.) The building is listed as is the interior, cash register and all. The facade alone cannot just be saved and an edition plonked on the back in order to bypass planning, therefore consiration needs to be given to what is already on the inside and how this can be used.	11/8/2017 9:53 PM
197	The local community have been asking for the use of this building for a long time. To use this as accomodation will bring traffic problems, commuting for local people, crime, drinking/drugs. Look at what happens in other communities, why will be any different here. Stop selling everything we have in Greater Manchester to student life.	11/8/2017 5:59 PM
198	The essoldo should be brought back into use but shouldn't be linked with the uni and shouldn't be for the use of predominantly students when the local community has asked for access to the building for years	11/8/2017 1:44 PM
199	Cinema or leisure centre.	11/8/2017 1:41 PM
200	I am supportive of the Essoldo being brought back into use. As a student hub? Not so sure.	11/8/2017 10:22 AM
201	turn it into a chinese /indian resturaunt	11/8/2017 9:18 AM
202	Be transparent. Plans are coming to light all the time if deals already find here. You now have s chance to be remembered for being fair and honest, perhaps take this opportunity to be that.	11/8/2017 7:16 AM
203	I disagree with the ua92 proposal but agree this building should be brought back into public use. The idea of putting the public library and including a community cafe here is a good one. I cannot see how the public would share this space with the community. As a a parent i have no desire to bring my children to a "student union". They are soulless places not well cared for and little more than "drinking dens".	11/8/2017 6:57 AM
204	this wonderful building should not be restricted for student use - it is important to be open to be used by all.	11/8/2017 12:22 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

205	I would love to see Essoldo reopened but can't support mixed use until I see examples of successful mixed student/community use elsewhere	11/7/2017 11:32 PM
206	Need to ensure that it is a community building and not just student hub.	11/7/2017 9:37 PM
207	If the cpo goes ahead the building needs to be freely accessible to local residents	11/7/2017 9:12 PM
208	No option for unsure. I feel we need to preserve the library in its current location.	11/7/2017 6:18 PM
209	How can you guarantee the hub will not be taken over by student facilities and local families crowded out ? Would be good to open up access to the canal .the current work just undertaken in the subway here is pretty shoddy and the ramps and steps on the Essoldo side of the subway are very poorly maintained . Surely this ( as the only subway remaining ) could have been finished off to a much higher specification !	11/7/2017 2:23 PM
210	Will this not impact on what friends of Stretford public hall are trying to do? Funding and resources are scarce.	11/7/2017 1:37 PM
211	How do you plan to fit everybody in? 6000 students will take over the entire space. There will be no where for local people	11/7/2017 1:13 PM
212	No Students, Stretford isn't a student town	11/7/2017 11:28 AM
213	The building could surely be opened on another basis rather than a student union bar, which is clearly what the aim is here, not a community hub.	11/6/2017 11:03 PM
214	The options given for this question are clearly biased. I would like an option "I agree that the Essoldo should be brought back into use but disagree with the proposals for how it should be used". I think it should be brought back into use as a community facility - from the proposals it is not clear how much access the community will have or if it will be something the community would want to access.	11/6/2017 10:15 PM
215	There needs to be definite reassurances that the facility will be open to the community and we won't lose facilities we currently have at the leisure centre.	11/6/2017 9:04 PM
216	Will the Essoldo be a community or student facility? What is the mixed residential accommodation around the Essoldo? What will happen to the people who currently live in the flats? What about the existing businesses. Talking to my hairdresser they have not had any contact from the council or been included in the consultation. In fact on the artists impression these shops/businesses are not even depicted.	11/6/2017 6:26 PM
217	I could not choose an answer that reflects my views. At the public meeting I was surprised to find that contrary to what the council has told us, the Essoldo is not vacant as such but is used by the owner for storage. It is difficult to get enthusiastic about a building when I don't yet understand how it will become a compulsory purchase. Can the council provide examples of other 'mixed use' buildings in the borough shared between students and residents in the way they are proposing here. Given the large number of students properties proposed across the road on the Lacy street side I would imagine that they would monopolize use of the Essoldo. I am also mindful that as a family having just invested in the public hall, any proposed use of the Essoldo has to be sympathetic to the hard work, community ethos, not to mention our own cash that has gone into developing the hall	11/6/2017 3:57 PM
218	I hope trees will be planted along side those already there.	11/5/2017 8:13 PM
219	I can understand the idea to use the building but I am bothered about the extra traffic etc generated by it. I hope these sites will be responsible for keeping the area clean and tidy as STRETFORD is a tip already!	11/5/2017 7:11 PM
220	This building is big enough to house a cinema (again) and various other leisure activities for the community to use. It would be lovely to see the outside front brought back to life. This building is already a Stretford landmark we do not need a high rise block opposite as a landmark.	11/5/2017 5:16 PM
221	I don't know what essoldo is?	11/5/2017 12:22 AM
222	Yes it needs redeveloping but for the community and not for university students	11/4/2017 9:07 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

223	In the proposals document it states that there 'may' be the option to open library and leisure facilities to the community at 'off-peak' times (or words to this effect. This is a highly ambiguous position that does not guarantee access to locals. What facilities would this 'vibrant hub' house? Cinema? Theatre? Library? Would it duplicate in part facilities offered by Stretford Town Hall? Is there sufficient demand for both facilities to remain viable? I suspect some private investment combined with a commercial leisure/hospitality offer will be required to make both sites economically viable.	11/4/2017 4:28 PM
224	Given the nature of the building and how long it has been out of use, it is going to require a significant investment or large scale of cross-funding development to bring the Essoldo back into productive use. I cannot envisage an alternative use that would be viable other than that proposed so strongly support this. It is positive that facilities will be provided for the likely large number of students brought to the area although efforts should be made to ensure that where practical, these facilities are also available to the local community. This should help in better integrating the students into the local area.	11/3/2017 4:09 PM
225	Disagree wholeheartedly with this - Essoldo is an art deco icon. Should be refurbished to former glory as an independent cinema for local community (think of the amazing refurb of a similar art deco gem - Midland hotel at Morecambe by Urban Splash). Please please Trafford Council reconsider.	11/3/2017 12:28 PM
226	I think that this is long overdue but should be for everybody not just students	11/3/2017 9:58 AM
227	I believe that the Essoldo should be able to accommodate a cinema has well has support the other initiatives proposed. The public would purchase food or snacks to attend the pictures or after.	11/3/2017 4:14 AM
228	Im concern it will become the new 'hip' student area with lots of drinking and everyone thinking they're 'really cool'. I'm also concerned where the funding is coming from and if it's at the cost of the city's homelessness increasing	11/2/2017 9:03 PM
229	It's a lovely building and I like the idea of access to all Stretford is diverse and full of nice people it's just been abandoned	11/2/2017 7:56 PM
230	I would like to see more plans for this aspect, including changes to the immediate infrastructure in the area around the site, how late opening hours for the proposed student union and security issues addressed.	11/2/2017 7:50 PM
231	Very concerned about unruly behaviour in the area	11/2/2017 7:39 PM
232	You seem to either want agreement or think anyone who disagrees has a certain gripe - it could just be that you are asking the wrong questions at the wrong time - give people time to hear about what's going on rather than just putting banners up and perhaps you'll understand better what people want.	11/2/2017 6:18 PM
233	Increase noise for residents. No parking - difficult to access in a very busy location. What will be available for local people.	11/2/2017 6:09 PM
234	It amazes me that the Council can now compulsory purchase this building when it suits their purpose. It should be used for the benefit of the local people. There is plenty of space in Trafford Park for University buildings, accommodation etc. The students can then make as much noise as they like.	11/2/2017 3:14 PM
235	the number of stidents would overpower any community involment	11/1/2017 12:28 PM
236	These plans are not suitable for "community" use - it is aimed primarily at students. This would be disruptive to local residents. Traffic is already an issue in that area so creating some kind of hub would only make it worse.	11/1/2017 12:17 PM
237	Looking forward to seeing this as an active live music venue	11/1/2017 10:30 AM
238	I doubt that the 'vibrant hub for the whole community' will materialise and I don't see how the area around the Essoldo is the best place for a hub.	11/1/2017 8:30 AM
239	When UA92 goes ahead- as it will- thus must benefit the community and not simply the influx of new transient residents.	10/31/2017 9:56 PM
240	This should have always been available as a community building, along with Stretford Public Hall. Stretford needs some serious investment within the local community to enable residents to feel that the council considers them and wants to foster community spirit.	10/31/2017 10:28 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

241	As noted previously my main concerns about this is the effect on local infrastructure (roads and trams) which doesn't appear to have been considered in the plans. Regarding facilities these should be directed for residents, but available to students, not the other way around. There are many more residents in Stretford and we should not be made to feel second to students, particularly if public facilities are being demolished and moved into student areas.	10/30/2017 8:03 PM
242	Please see previous sections.	10/30/2017 7:13 PM
243	Should not be any accomodation and any facilities should be for the local residents only	10/30/2017 4:30 PM
244	The Essoldo building should be demolished along with the 'eyesore' buildings next to it on Edge Lane. A modern development is needed and no more money should be spent on such a mess.	10/30/2017 10:23 AM
245	I think the aspiration needs to go further that access to the building, a good outcome would be ensuring that contents/plans of the building needs be something both the community and students will want to have access to.	10/29/2017 9:05 PM
246	I am supportive of the majority of the proposals forwarded by the 'master plan' other than the proposal for residential development on Cross Street. As a resident of the street I am against this proposal because I feel that our green spaces need to be protected-the age and size of the trees act as a natural barrier/filter to the CO2 emissions from Chester road, act as a natural sound barrier and add to the picturesqueness of what is a heritage sight. Furthermore, I would be very worried about parking as it is already very busy- particularly on match days.	10/29/2017 6:51 PM
247	It's unclear why the student facilities are not on the main campus site - not all students will be living in Stretford so locating the facilities here does not seem v accessible for all students	10/29/2017 4:14 PM
248	Don't feel as though it should be turned into a mixed residential living accommodation, the shops and living accommodation on edge lane need to be improved. Theirs not enough parking for residents who live near the essoldo as it is, and we don't want to lose any green space that we have got.	10/29/2017 3:03 PM
249	Can we see a floor plan for the Essaldo and where each of the proposed facilities will be? I'm interested to see how a student bar and a community library will coexist in the same building. Are there separate entrances?	10/28/2017 3:10 PM
250	I am supportive, although I would like a definition of a hub. I think the use needs to have really clear direction.	10/27/2017 4:17 PM
251	I love the idea of the essoldo being used as a hub but think it could have some different uses. I feel strongly that the library should stay where it is- it can be used as a focus to draw people down towards Aldi and the shops on Barton road. The essoldo could have different uses, a cafe, small independent shops, perhaps something for children such as a climbing wall? I think linking the back of the building to the canal with some housing and greenery would work. Also updating the metro stop and the surrounding road would benefit with decent road crossings.	10/26/2017 3:28 PM
252	This would make a great venue for concerts, but with it being in a residential area I'm not sure whether it would be possible. That's what I would like to see it as anyway.	10/26/2017 12:20 PM
253	Would be nice to see this building in use as a COMMUNITY HUB cinema etc but not residential or student housing and leave the canal area alone	10/26/2017 11:11 AM
254	Is this going to be another mixed use facility, its just nor clear. If so, who will have priority over it's use? Well thats obvious it will be the students as they will be paying, it certainly wont be the local council tax paying residents. Is the cinema going to be reinstated? It's been suggested the library will move here, why? We have a fantastic asset in our existing library with lots of groups meeting there regularly and we'd like to keep it as it is please. You can't knock yet more character out of an already characterless town surely?	10/25/2017 9:23 PM
255	I wonder what public access to the Essoldo will be? And to the canal, if the private developers refuse to share access? The closure of Mitford Street clinic and its repurpose as flats could be a model of the public resources in Stretford being removed and sold off.	10/25/2017 6:26 PM
256	I would like to see the Essoldo used for the community and students of Trafford college. The building could house GP and dentist services, student support services and a careers office. I don't think opening it out onto the canal, or putting a bar/restaurant is a safe idea (as an incident in Sale has recently proved).	10/25/2017 3:16 PM
257	I am supportive of this proposal up until the use of the building as a Student Union for the local campus which would alienate locals.	10/24/2017 9:00 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

258	Be great to see the Essoldo used as a resource for the whole community and students to support it's use	10/24/2017 6:30 PM
259	No car park???	10/24/2017 12:25 PM
260	The focus should be on providing a facility that serves the needs of the local community.	10/24/2017 10:36 AM
261	Not interested in using the building. No problem with it being used student accommodation if the classic frontage is well integrated.	10/23/2017 12:15 PM
262	Students will require facilities for performing arts, and the Essoldo should be a good venue to provide such facilities.	10/22/2017 7:42 PM
263	I'm not opposed to knocking the whole thing down.	10/22/2017 6:17 PM
264	About time.	10/22/2017 12:18 PM
265	excited to see how the centre will provide for the WHOLE community !	10/22/2017 9:32 AM
266	Provision of sufficient parking so that the local area will not be impacted.	10/21/2017 4:07 PM
267	Don't want night clubs or more fast food joints or anything that will add to litter, loitering or hooliganism.	10/21/2017 1:40 PM
268	Perhaps we could have a market / restaurant / cafe area like altrincham and urmston. Pop up restaurants would be good.	10/20/2017 5:38 PM
269	Increased traffic and lack of parking	10/20/2017 1:23 PM
270	Would you take a young child into a centre mainly catering for students including a student union bar.	10/20/2017 9:50 AM
271	How come the Essoldo building is now part of the plans - i was under the impression that no compulsory purchase could be done on this building as it was maintained by the owner	10/20/2017 9:28 AM
272	We would be keen to see more detailed plans on how students and the community can access a safe, sustainable cycle route from the Essoldo to other areas of the UA92 complex and into other areas of Trafford and Greater Manchester	10/20/2017 9:09 AM
273	It would be great to bring this back into community use. See previous response re location of student facilities (SU and library - better for student access on main campus)	10/19/2017 7:06 PM
274	Leave the building as it is, why are you gonna jeopardise the buildings history??!!!!	10/19/2017 5:28 PM
275	Please provide more information. The proposals lack detail and it's therefore difficult to comment.	10/19/2017 5:23 PM
276	Bars & resturants on the canal area would be good.	10/19/2017 4:57 PM
277	Be great to get this asset back into use.	10/19/2017 1:14 PM
278	I'm strongly against proposals for the student community hub regarding use of the Essoldo & residential development. Having had experience of life in densely populated student communities (small towns). Higher crime rates, etc. A large building of glass & steel construction would be very unsympathetic in style to the local area & not reflect the 75 % social demographic of older & elderly people. Money should be invested in the supporting the funding of independent local community groups, that have clearly defined plans for the area, but neither the time nor resources to do so. The local community are once again an afterthought or used to introduce bias for an alternative reason.	10/19/2017 3:05 AM
279	This building belongs to this community. It has been empty for some time. It needs to be sensitively restored for the benefit of the community. Ideally back to a cinema! Why should it be developed suddenly for student use. Everyone has a right to it's history and its facilities. Accommodation at this site is a poor idea and will be problematic for the close residents of Trafford Grove. Problems with noise, litter and traffic.	10/18/2017 8:28 PM
280	If the canal could have some nice bars or restaurants facing onto the water that would be so good in the summer.	10/18/2017 6:49 PM
281	Agree with the proposal but feel that the historic buildings will not fit well with newly built accommodation, as a first time buyer it wouldn't be somewhere I would choose to buy. Also feel that a mix of students & general public wouldn't work well. New babies/young children/elderly would be out of from using an area for young people. Studying is also very hard when you're surrounded by noise and the two worlds don't fit well together.	10/18/2017 6:08 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

282	As long as everything is done properly and the safety of people is prioritised	10/18/2017 7:00 AM
283	TMBC always said they could not CPO The Essoldo even when there would have been a valid use for it but all of a sudden they can CPO it for the UA92 student union with a library in it that locals will only be able to use during off peak times despite our public library being shut down. Will you be keeping the library staff or will they all loose their jobs?	10/17/2017 11:06 PM
284	As long as the hub also includes access to activities different than food and drink, a theatre like the one they have in Sale would be very Welcome and beneficial for the community.	10/17/2017 9:18 PM
285	For too long The Essoldo building has been a blot on Chester Road. It is high time something was done to make it operational and functional for the community of Stretford	10/17/2017 8:57 PM
286	Possible veterans hub/ office seen as they are valued members of the community.	10/17/2017 8:42 PM
287	It would be great to see some small part of the Essoldo building being used as a hub for armed forces and emergency service veterans. It would go along way to showing the veterans of Trafford that the armed forces covenant is being taken seriously. Please listen to the people in the area who are doing some really great work.	10/17/2017 6:45 PM
288	See previous comments about the library.	10/17/2017 2:21 PM
289	I would prefer the site to be developed with some of it's history brought to life perhaps in the form of a museum.	10/17/2017 2:04 PM
290	It has been sad to see the Essaldo lying neglected for so long. Hopefully this will bring the area to life and will complement the work that has been going on at the former Town Hall.	10/17/2017 1:19 PM
291	Whilst I am supportive of bringing the Essoldo back into use, open to both students and the community, I am particularly concerned about how planned access from Trafford Grove will impact what is currently a quiet backstreet. I do however believe that this area should be opened out with access to the canal, so would like further information on what this might look like and what effect on Trafford Grove the council envisage the plan having in more detail.	10/16/2017 11:07 PM
292	The Essoldo plans must incorporate the wider investment to Edge Lane, public realm and access to the Canal through enhanced pedestrian permeability. It could be a fantastic resolution to a challenging question.	10/16/2017 7:27 PM
293	With the handing over of Stretford Public Town Hall and (I think) the Councils refusal to contribute towards the development of this - how will purchasing The Essoldo affect Stretford Public Town Hall? Surely if the Council are willing to support the Essoldo, they should also contribute to the Town Hall proposal?	10/16/2017 9:47 AM
294	I am concerned about the cost of the development, and the running costs. Many community facilities have been closed down in the last few years due to lack of council money to run them. This needs to have sufficient commercial input to make it viable. There are plenty of Church Halls and similar in the area offering community facilities and activities. I think the Essoldo Cinema would be better as a commercial venture such as retail/leisure/restaurant/bar.	10/16/2017 9:43 AM
295	for everybody, not just students.	10/15/2017 12:54 PM
296	This will cause more t Traffic more bad air and a danger too people if you open access to the canal	10/15/2017 11:08 AM
297	Further consultation on the development of this site should happen further into the process. The changes will highlight specific needs of the community, and tailoring the usage of Essoldo to meet those needs- an iconic structure that could really reflect/ address the community would be great.	10/15/2017 6:39 AM
298	Stretford have been asking to use the essodol for years and have always been told it's privately owned so cannot be used. Why now can it be used only IF shared with students?	10/14/2017 10:37 PM
299	As long as it's for everyone to use whenever they like, and not at inflated prices.	10/14/2017 9:36 PM
300	I support essoldo re use but not ua92	10/14/2017 8:06 PM
301	do not want restricted access for residents - needs to be available to all - more consultation with residents on Trafford Grove needed, etc	10/14/2017 7:20 PM
302	Should the Essoldo be developed as a student hub and public services co-located there must be at the same or improved level to what they are currently. You have stated that any development around the Essoldo for further student accommodation would be sensitive and low rise . It would be nice if sensitivity to the local residents were considered in the plans for the Lacey St campus development. High rise does not make an appealing landmark.	10/14/2017 6:47 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

303	The old cinema could be a good space to rent out as recording studios for crowd-funded film projects, as an open alternative to Media City studios.	10/14/2017 6:36 PM
304	The essoldo should be more for the local community as they have wanted something done for a long time	10/14/2017 6:00 PM
305	Making use of derelict building is good. If it is for the whole community it must be seen as such and not overshadowed by student usage and should the library or any other services be re-located in the redeveloped Essoldo building they should be available to local residents at the same or improved levels as they are currently. Local residents should not lose out to the student body.	10/14/2017 5:11 PM
306	Definitely bring the Essoldo back into use. Again interests of students mustn't displace local residents who are there all year and for the long term. A variety of things on offer e.g. films, arts facilities, sports, music facilities, things to appeal to young people, teenagers (not provided for well). Cafe, bar, plenty of different kinds of food and drink, including non-alcoholic refreshments. Good to improve access to canal. And to metro station. Don't remove trees and greenery - very important. It contributes to peoples well being to see trees and greenery around them.	10/14/2017 3:41 PM
307	should not be too student focused	10/14/2017 3:37 PM
308	Will this be open to the community for free or will there be a fee to go in? if the liberty goes it to the essoldo will it still hold the community group class /mother and baby and other group or will it just be cancelled so student can only use them. Will they provide the support the maintain the area or will that be down to the council while that mean more money on the council tax bills?	10/14/2017 3:11 PM
309	This needs to happen!!! :) :)	10/14/2017 1:05 PM
310	Building on the land off Cross Street (development site 12 on your plan) and the land off Raleigh Street (development site 14 on your plan) will be disastrous for its residents: Air quality will decrease significantly, the area will become significantly less visually attractive leading to a fall in house prices, children and young people will be deprived of yet another place to play, residents yet another open space to enjoy and in which to meet and greet each other. Parking (already an issue due to the high volume of vehicles visiting St Ann's Church and Social Club) will become impossible. As a resident of Trafford Grove I will protest against any building on both of these sites as other residents have done in the past.	10/14/2017 1:01 PM
311	It is vital that the transformed Essoldo is a space open to everyone in Stretford. Students mustn't be separated from the local community, but integrated, in order for the proposed Masterplan to work to everyone's benefit. Local residents must not lose access to public facilities which the council has a statutory obligation to provide (library services), and there is potential for such an iconic site to also offer a local history facility to make more of the heritage of Stretford. In reading the refreshed Masterplan, for example, I learned that St Anne's church was designed by Augustus Pugin's son. As residents, we should feel proud of Stretford and the Essoldo and Stretford Public Hall have the potential to create that sense of pride.	10/14/2017 12:51 PM
312	would like to see further details about how the roads are going to be changed, and what impact this might have on the flow of vehicular traffic	10/14/2017 12:45 PM
313	The facility is the Essoldo has been empty for years. Local residents have long campaigned for it to be utilised for the good if the community. However despite request over a long period of time this has never happened as I believe it was owned by a private source. I am amazed that now when trafford want to develop the area this can be done. How can this be??? Yes it should be made available for the local residents as been asked for over a number of years. I'm very annoyed it's not been developed before for our local community. We have to travel to the trafford centre for leisure apart from the sports centre. Young people have had very little in the way of entertainment. This has been mainly provided by people generous of their time and with an interest in young people not trafford council.	10/14/2017 10:10 AM
314	I would hope that there is a good mix of facilities for younger and older people. It seems to me this whole plan is focused on the young and the needs of the older resident is not taken into consideration. Older people also require leisure facilities.	10/13/2017 9:00 PM
315	I think access to the canal could be an improvement & housing cannot be a bad thing. Why not introduce indoor/outdoor market with facilities for car boot sales which are ALWAYS a draw to both young & old?	10/13/2017 7:38 PM
316	Still wondering why we have been told for years that the Essoldo was not available for development and now magically it is!	10/13/2017 6:31 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

317	Please don't close the community library in the result of putting a library in a student union. The current library is a real hub of the community for all ages and would be sadly missed. Student unions should be based on campus. Most are. Students aren't going to want to spend there money in local restaurants and bars if they can get a cheap pint in a union. The Essoldo should be given back to the public and be put to better use	10/13/2017 6:16 PM
318	The building is not suitable for both community and students. Why is the student union not on campus in Trafford - like most other universities? People won't want to take children etc to a union building. The building should be available for the community alone	10/13/2017 6:03 PM
319	I think the function/facilities of the Essoldo and the Public Hall need to be clarified. My husband and I are actively involved at the Hall.	10/13/2017 6:01 PM
320	The focus should be on local families not students. I am concerned that studentns will become the driving force for the development and if this is the case it will not attract families or older residents to the facilities	10/13/2017 5:41 PM
321	About time to.	10/13/2017 5:16 PM
322	Why would it benefit the Stretford community - really? All this time waiting and then hand it over to students!?	10/13/2017 4:23 PM
323	Totally agree as long as it is for both community and students.	10/13/2017 3:27 PM
324	I've not heard of the building. Where is it?	10/13/2017 2:04 PM
325	about time is been a wasted building for years.	10/13/2017 1:48 PM
326	This is a total bad idea and will be a disaster as student do not respect the area when they stay for a short period of time then move and a change of students once again a repeat of the same outrageous behaviour.	10/13/2017 1:28 PM
327	It would be good for careers advice to be accessed there and other student type advice.	10/13/2017 1:13 PM
328	This is an iconic building, part of its charm is the idea that the interior will be tastefully restored in period style. I'd like to see a competition where the community gets to vote for the best artistic restoration proposal for the interior	10/13/2017 1:01 PM
329	I would like to see the building reused. I would not object to it being solely for students. However I do object to the proposal to relocate Stretford library to this building unless there is assurance that there will be a children's area accessible during the day and at the weekend and facilities such as story time and rhyme time continue.	10/13/2017 12:57 PM
330	This is one of the most iconic buildings in Stretford and deserves to be used for something. Either as an SU or something else.	10/13/2017 12:46 PM
331	My only concern here is that student villages in Manchester and other areas end up being quite tatty due to the students themselves and not many other residents would integrate in places where students also go. I'm all for diversity but as a woman aged 54 I would not suggest to my husband to go to a bar where students go so I think the mix has to be right.	10/13/2017 12:38 PM
332	Previous plans had looked to sell existing community assets (library and public hall), this revised plans seeks similar. Further guarantees are required that local infrastructure will remain in the hands of the council and suitably answerable to residents.	10/13/2017 12:11 PM
333	Please clarify EXACTLY what is to be offered. This is too vague to comment on.	10/13/2017 12:04 PM
334	Lovely building, be good to see it be looked after	10/13/2017 11:47 AM
335	We asked for it to be brought back in to use years ago but were told no. Why can it suddenly be brought back because of this plan?	10/13/2017 10:53 AM
336	Worried about fast food outlets and noisy late night activities, bringing litter and noise pollution to local residents.	10/13/2017 10:21 AM
337	Make it a community place/pub - if just for students it is a total waste of time, effort and money	10/13/2017 5:42 AM
338	This would need to be developed in real consultation with the local community and not just the student population	10/12/2017 7:56 PM
339	open to the community at ALL times.	10/12/2017 6:56 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

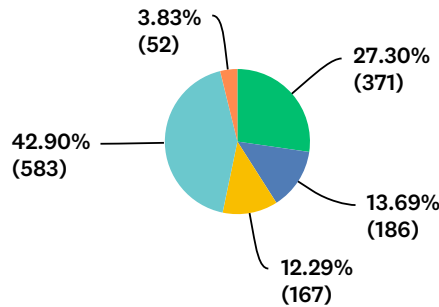
340	I understand this to be a "student hub" but the wording is vague. I'd be concerned if there was a nightclub on site, for instance, since it is so close to residential properties. I have also read that this building could house a new library - I would want assurances that this will be accessible to the community throughout the day.	10/12/2017 3:34 PM
341	Why now? The residents have been asking for years for this building to be brought back into community use and they have been ignored! Why are you now able to purchase this building from its current owner? Who will own the building? Will it be keep the original colours?	10/12/2017 3:33 PM
342	because I live next to it, its going to be very noisy!	10/12/2017 1:44 PM
343	The Essoldo should have a community purchase plan put into place as the town hall did. It should be community owned and leased to the UA92 for restricted student use	10/12/2017 1:42 PM
344	This clearly stated for the whole community? What are these facilities? Will they be open all the time to residents. I think the two communities students and current residents should be made to mix as closely as possible so there is no divide between the two.	10/12/2017 9:56 AM
345	Would like the Essoldo to provide community use facilities ,library if the one on Kingsway is to be developed , community cinema ,local start up business space art gallery's ,cafe ,gym facilities ,leisure centre the list is endless but for community use .	10/12/2017 9:08 AM
346	I am concerned about the future of the library. I have young children and they are fond of the existing library (however tatty it might be). We need assurances that the new facility (if it is placed in the Essoldo) will not be swallowed up amongst other student social facilities, which could be intimidating to some people.	10/11/2017 9:02 PM
347	Has the need to ensure adequate GP and other health and social care provision is in place if many new people are to populate the area. The are needs investment and development but it shouldn't be disproportionate to the needs of the rest of Trafford unless it can bring out benefits for the whole of the area. As a non Stretford but Trafford resident I want the whole area to see benefits from investment. I feel the focus for Essoldo should be for the whole community in Stretford and Trafford. with it being seen as a marker for innovation and blueprint for how other areas can develop and bring back a sense of community.	10/11/2017 6:48 PM
348	I agree with this, I hope this once great building returns to it's former glory. The addition of residential/commercial units will surely not benefit the Arndale (Mall) though? This should be a community space.	10/11/2017 5:29 PM
349	Where is the money from. Will public land be privatised.	10/11/2017 3:48 PM
350	Stretford is inundated with 'community use' buildings such as the public hall, scout huts, churches. I am curious to what a vibrant hub means, last thing we need is more yoga etc. classes	10/11/2017 2:50 PM
351	The statements above are wholly unacceptable in relation to this Grade II listed building and deeply frustrating. I note there is no option which states 'I agree with bringing this building back into use but have suggestions about the facilities offered' rather than it being brought back for the community/student hub. There is an extant LBC permission to bring this building back into use as a family leisure facility which is not mentioned here or in the Masterplan. No resident in Stretford would disagree that this building would benefit being brought back into use however a community hub is already being pursued at Stretford Public Hall which is also partially vacant and Grade II listed building. Any use proposed here could have implications for the significance of this building.	10/11/2017 2:27 PM
352	No to Students living there. Family's are short of housing in Stretford. I would welcome a maker space where it attracted all kinds of people to share ideas and skills have access to use tools we can't get into our sheds!	10/11/2017 2:26 PM
353	The Library must not move into this building this will make it even harder for people to access as it is located on the busy A56	10/11/2017 12:44 PM
354	Whilst it would be good to bring the Essoldo site back into to use, there are no specific details of what facilities will be provided and how they compare to existing facilities for the likes of the library which it is proposed may move. There are no detail plans for the surrounding development of accomodation around the Essoldo site, poor architecture of build quality will not improve the town.	10/11/2017 12:41 PM
355	Ensure that the local public have access to any facilities that are developed, including Stretford Library?	10/11/2017 12:36 PM
356	Again I would be interested in how cycling could be improved in the area and linking it to the Turn Moss "green gateway"	10/11/2017 12:19 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

357	I am supportive of any use of the Essoldo as it is a shame to see it remain unused for so long, even if it simply used as the Student Union bar.	10/11/2017 12:16 PM
358	I heard the Essoldo was earmarked as a Student Union, This does not fit with a whole community use I am afraid. Children/ students.... not sure	10/11/2017 12:09 PM
359	This building must be available to all local people and not just students,for years it's been a blight on Stretford and it's only fair that if improvements are to be made it should be for all	10/11/2017 12:05 PM
360	Would the inclusion of a Cycle Hub around Turn Moss be within the plans	10/11/2017 11:28 AM
361	What will happen to the exterior of the Essoldo? Will the Essoldo receive a fresh paint job?	10/11/2017 9:58 AM
362	But not if it means turning Stretford into a student area.	10/11/2017 9:46 AM
363	Yes! Absolutely shameful that this iconic building is being wasted.	10/11/2017 9:15 AM
364	As previously mentioned the whole quarter from the canal bridge to include the shops and flats need to be included	10/11/2017 9:01 AM
365	I support the suggestion of moving the Library in to this building and creating a community/student hub. Concerns have been around the building being used as a student union, however I believe this should be used as a vibrant and exciting venue offering access to the community and local businesses to thrive	10/11/2017 8:18 AM
366	Concerned for Trafford Grove residents and again new development planned for slices of land either side of the church	10/10/2017 7:21 PM
367	I am concerned the development will turn into a low grade student union drinking emporium surrounded by cheap and tacky takeaways and retail outlets serving the student body.	10/10/2017 7:14 PM
368	This iconic building should be brought back into use as an asset to the area so long as it is open for residents as well as students.	10/10/2017 6:43 PM
369	As a resident of Trafford Grove, I am very concerned about this. Our street is a quiet street, a cul-de-sac in effect, that has no through traffic and very little pedestrian flow. Our houses are directly onto the pavement, and already suffer from huge noise pollution from Chester Rd - for our road to become a route for increased foot and vehicle traffic would be very concerning.	10/10/2017 6:07 PM
370	Local residents have been requesting this for years yet footballers and money from Singapore have managed to make this happen.	10/10/2017 5:41 PM
371	Original features should be retained as far as possible	10/10/2017 5:29 PM
372	As mentioned above, I am concerned about traffic access (via Trafford Grove). I believe that this needs to be reconsidered - is there an option to add access directly from Chester Road? I am concerned about parking - many students own vehicles, and there needs to be adequate parking on site for this. The current parking is inadequate for the current demand.	10/10/2017 5:19 PM
373	I think the library should stay in its current building and ee should use this building for holding events such as music events drama pantos etc.	10/10/2017 5:11 PM
374	so long as it is for the WHOLE community and not restricted	10/10/2017 5:06 PM
375	It's been closed way to long ..	10/10/2017 5:00 PM
376	The facilities which are moved to this building from their current locations should be as accessible to residents as they currently are (no restricted timings, for example) and should offer to residents, as a minimum, the same services currently offered.	10/10/2017 4:46 PM
377	If the public library is to move here, then it MUST offer ALL the same services for the community as it currently does e.g. Story time, film shows etc.	10/10/2017 4:24 PM
378	This should happen anyway, it should not be dependent on out of place high rise development next to it that will ruin our neighborhood.	10/10/2017 3:19 PM

## Q8 In terms of the proposals for the accommodation on Lacy Street site please indicate which statement most closely reflects your views:

Answered: 1,359 Skipped: 160



- I am supportive of the suggested proposals for accommodation at the Lacy Street site
- I agree broadly with accommodation proposals but have some specific suggestions/ideas...
- I am a resident/business close to the Lacy Street and have some specific concerns about the accommodation proposals
- I disagree with the proposals to develop the Lacy Street site
- This is not relevant to me

ANSWER CHOICES	RESPONSES	
I am supportive of the suggested proposals for accommodation at the Lacy Street site	27.30%	371
I agree broadly with accommodation proposals but have some specific suggestions/ideas	13.69%	186
I am a resident/business close to the Lacy Street and have some specific concerns about the accommodation proposals	12.29%	167
I disagree with the proposals to develop the Lacy Street site	42.90%	583
This is not relevant to me	3.83%	52
<b>TOTAL</b>		<b>1,359</b>

#	PLEASE ADD ANY ADDITIONAL COMMENTS ON THE ABOVE HERE	DATE
1	High Quality: So far nothing leads me to believe it will be high quality. If this has to go ahead, it should be the best it can be, it should be ground-breaking, it should be used as an example of innovative construction methods. Not just another cheaply built, barely functional tower block. opening up the canal: This really is our Once in a Generation to get access to the canal, these designs DO NOT DO THIS. they block visual access to the canal with high tower blocks and central quads. We should have mixed residential, low-height and leading to cafes and bars along the canal side. otherwise, it will be another cut-off area used solely by students. Why would families cross over to hang out in bars under student flats? What guarantees are there that the final phases of canal-side development will even take place So far the plans show the tower blocks to be first, I imagine if money and impetus runs out, there will be no further developments. Student tower block is totally out of place here, it will dominate the town centre, dwarfing all other developments. #wearestretford, the residents, and it looks like we are giving up the opportunity for a decent canal-side social space for influx of students. This really needs looking at again, students should be on the Kellogs site, on the Campus. This is selling out Stretford. I can't say how much this design is wrong for the residents of Stretford.	12/19/2017 4:37 PM
2	That area is already heavily populated with its own issues. Crime, traffic pollution noise. Additional students will change the area into a more transient population.	12/19/2017 4:24 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

3	See above concerns about traffic congestion pollution and overcrowding of this already densely populated area. The proposed development is completely out of keeping with surrounding residential accommodation and does not provide any additional parking space. This needs to be a low rise development linked to the Essoldo development and the redevelopment plans for the Mall. It also should be visually attractive and improve and enhance the use of the Bridgewater Canal	12/19/2017 4:19 PM
4	Canalside looks almost blocked off.	12/19/2017 3:53 PM
5	There is not enough evidence supporting the claims that it will revitalise Stretford and the EIA is not strong enough to support this. The size and design will not add to Stretford but detract, it will loom over the community. The images and the vague information are doing nothing to inform or reassure the community. the increased traffic will be significant and throughout these proposals nothing regarding impact on demands of public transport have been answered or addressed.	12/19/2017 2:56 PM
6	The Lacy Street site could be the focus of a canal side regeneration (as per original Masterplan and similar to Sale Waterside) which would benefit all of Stretford - the proposal to build a 20 storey student 'village' instead is an unforgivable lost opportunity to create something special in the heart of Stretford. Please please think again!	12/19/2017 2:56 PM
7	This space could be opened up in a way that benefits the local community, and a tower block is an inappropriate development.	12/19/2017 2:40 PM
8	We should be trying to gentrify the area not run it down more by building student accommodation see previous comments it strikes me that the conservative rum council are not interested in stretford because of how they vote . However having said this the council in general always favour the south of the borough and could not introduce such an idea there because the people in these area are more vocal and make their lives more difficult this is why they are not listening to people	12/19/2017 2:38 PM
9	I disagree on the proposals based on concerns outlined in previous sections. It is inappropriate in scale for the location, will have a detrimental effect on the urban realm, and is not sensitive to its site and the scale of buildings surrounding. The canal to Stretford centre corridor has great potential but the current proposals do not have appropriate vision or ambition to maximise this and make it a truly desirable public space for travel and recreation.	12/19/2017 2:30 PM
10	Far too many flats proposed with too high a density of non- permanent population. This will adversely alter the character of the area. Temporary residents will not contribute to the community . All local infrastructure will be strained - doctors, dentists, transport, parking, etc.. A full environmental impact study should be undertaken before approval of any plan.	12/19/2017 2:10 PM
11	future residents would live very close to the heavily trafficked trunk road at a point where there is a major junction, with high volumes of standing vehicles giving off toxic emissions. The environment for future residents would therefore be most unsatisfactory in terms of its health impact. With this in mind, together with the government's agenda in relation to air pollution and public health, it is strongly suggested that the views of the Environmental Health Officer must be sought at this stage. Public transport improvement is not sufficiently planned especially as no mention of allowing bikes on buses and trams which would increase health and wellbeing of residents and students and improve air quality and reduce environmental impact of the increase of residents.	12/19/2017 1:57 PM
12	I feel that getting as much of the water-side property as possible into development will be key to making the area attractive and successful. If there are any areas "left behind", this will greatly impact upon the overall look and feel of the area. Again, I would encourage the planting of trees as much as possible, and the removal of as much metal barrier as is considered safe.	12/19/2017 12:42 PM
13	I think the plan to site the student accommodation on Lacy st is placing them too far from the campus. Why not situate the accommodation on the old B&Q site? The shops and businesses near the quadrant could then benefit from the plans. This is also near to the old trafford tram stop. The student accommodation would then be near a big supermarket such as Tesco on Chester road which can accommodate that number of students.	12/19/2017 12:32 PM
14	This council tells lies and I believe cannot be trusted in what they propose especially where quality is concerned. As to an opening up he area onto the canal side - what I imagine will happen is the famous H & S will rear its head and railings will be erected it will be locked and gated off like the other waterside development at 1001 Chester Rd.	12/19/2017 11:38 AM
15	This should not happen will distroy stretford	12/19/2017 11:15 AM
16	What happens to the electric car charging station?	12/19/2017 11:09 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

17	I really am not happy with a student accommodation being 'dumped' on Stretford. It would overload the current overwhelmed infrastructure and student areas are notoriously 'down market' and uncared for.	12/19/2017 11:01 AM
18	Why can the unused space at the old B&Q not be utilised for student accommodation and the old Stretford leisure centre, this would mean the accommodation on lacy street would not need to be so high and out of place with the area.	12/19/2017 10:52 AM
19	The Lacy Street site should be where the college is located, not the student accommodation.	12/19/2017 10:44 AM
20	High rise buildings are still my main concern about this development. A limit to a 4 storey accommodation block with landscaping may be more suitable and safer.	12/19/2017 10:42 AM
21	The masterplan talks about creating a 'landmark building', but the visualisations appear to be bland and uninteresting. Without any guarantees, I am concerned we will end up with something as abysmally ugly as the Rowlinson's Pomona Wharf development. You state that no parking spaces will be provided but the proposals do actually include some parking spaces on the Nelson Street accommodation. Why have these been included? Where cycle parking has been shown in the proposals, it's completely inadequate for the number of students. There needs to be substantially more cycle parking spaces provided to encourage students to cycle rather than drive, as well as general improvements to the surrounding roads.	12/19/2017 9:16 AM
22	Opening up the canal is good, but where is the "landmark building" I see nothing inspirational here in the plans. Just dull. Confusion over parking allocation, one says not provided yet this is drawn on visualization? More emphasis on a clean air zone and encourage walking and cycling, need innovations like solar lights for safety and pleasant routes for bikes and pedestrians. Cycle parking cannot see enough of this and what quality it is, just basic or lockers? Again where is the detail and the aspirations?	12/19/2017 9:05 AM
23	Does the main tower need to be so tall?	12/19/2017 7:33 AM
24	Not enough in proposal on improvements to public transport including cycling provision on buses and trams. Therefore students will bring cars that are not catered for leading to congestion and poor air quality in the area	12/18/2017 11:08 PM
25	This is one of the proposals about which I am most concerned. The existing masterplan indicated that local residents might, at long last, gain some access to the waterside but these new proposals will completely deter community usage with huge numbers of students occupying the space around the "large landscaped area". There are many other locations which could be used for a smaller number of students to enable the student population to become more integrated into the community rather than taking over our town.	12/18/2017 11:03 PM
26	The plans shown are not well enough considered and keep changing throughout the consultation making it hard to know what we are to be considering. The big flaw seems to be no parking and little indication on how they are going to both encourage use of and improve public transport to cope.	12/18/2017 10:53 PM
27	I disagree with the current proposals to develop the site but not with the principle of housing being built in the area. Reduce the density.Limit the height of the tower block.Transfer some of the student accom. to Stretford Mall.Could any go near the Essoldo or Chester Rd end of Talbot Rd where I believe there are empty factory units. Absolutely no blocks4/5/6 storeys high fronting the canal.This area should be kept open with community space.It will be a dereliction of duty on the part of Trafford Council if the canal is dominated by buildings.Where is the vision and imagination to utilise this feature. This is one reason why I expressed the view that the refreshed MP is a property developer led initiative.	12/18/2017 10:51 PM
28	I like the idea of opening up the canal front. Here are my concerns: 1) I'm very concerned about an increase in traffic at a very busy junction. Anyone trying to drive to town from this area already has to somehow get around the gyratory and adding hundreds or thousands more (students, staff, residents, workers) can only make that worse. 2) Concerned about the potential of increased late night disturbance. 3) Concerned about what types of business a transient and poor student population will encourage 4) I would not like to see a large tower on that site unless it truly was an architecturally nice building. The majority of newly built student halls that I've seen are cheaply built and ugly cuboid towers. 5) I'm very concerned as to the impact on public transport and infrastructure that is already stretched. 6) Selfishly I'm also concerned about the impact on housing prices in the long term. 7) I don't want the area to become dominated by poorly kept student housing with the population changing every year and no sense of community.	12/18/2017 10:18 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

29	The proposals are too large, too high, and of no discernible benefit to the existing community. It is a complete waste of the potential to open up this site to allow some form of canal side night time economy. The proposed designs block off this site, and despite claims that it would be open to the public the quadrangle of the buildings would in affect create a barrier that essentially labels this space as belonging to those buildings. I would prefer the leisure centre was moved to this site.	12/18/2017 9:41 PM
30	I think it would be lovely to make the canal a pleasant area. I think the buildings should be pleasant to look at and not more than 4 floors high.	12/18/2017 9:33 PM
31	The footprint for the student accommodation is far too small. Stretford residents do not want huge tower blocks erected in this area. There are no current plans to improve health, transport and other infrastructure to accommodate such a huge influx of students in such a small area. The plans are being pushed by people who do not live in Stretford and who would not support them in whichever leafy suburb they live in.	12/18/2017 8:58 PM
32	I am not in favour of high rise flats with no parking. Sure build houses there but not a ghetto for students - no accommodation for students will want local residents passing through it	12/18/2017 8:37 PM
33	It will have an impact on the resources in Stretford doctors & dentists	12/18/2017 6:40 PM
34	I cannot understand why when all you hear is the need for affordable housing in Trafford for its young residents and first time buyers that they can propose to build apartments and bring unused buildings back to life for students. This will be like other areas of Manchester where they are bought by landlords then rented out at crazy prices.	12/18/2017 3:59 PM
35	These proposals to build on this site will damage local biodiversity - there are bats, badgers, newts, etc. in that area which would be driven away not just from the building site but probably from the wider area due to the increased noise, people coming and going, lighting, etc. It would also take a large section of Turn Moss away from public use - an area that myself and many others use to walk our dogs. It's an important green space in the south of Greater Manchester.	12/18/2017 3:48 PM
36	I am happy for student accommodation be built nearby but would not want bars nearby to stay open later during the week. weekend I do not mind so much.	12/18/2017 3:36 PM
37	We love Stretford - lets make sure all road markings and services are done and all street light are led. Royston Road m16 0eu seems to be left out with all of the above.	12/18/2017 3:23 PM
38	Siting the student accommodation in Stretford in the form of a 20 storey high rise building is not what Stretford needs to improve it's looks and appeal, this is not going to benefit the residents of Stretford and it will prevent families from choosing Stretford as a place to live. An alternative site should be found near an area that already caters for student accommodation. The original Masterplan at least focused on encouraging passing trade to stop and spend time in Stretford. A large student population will cause the conversion of family houses into HMO student accommodation and those houses and Streets will become unkempt and litter strewn just like other student areas around Manchester.	12/18/2017 2:42 PM
39	Massing and scale of the planned accommodation appears overly dominant to the surrounding urban form	12/18/2017 2:23 PM
40	I think this is a broadly good idea but obviously I think the height of the new buildings needs to be looked at, the proposed 20 storey building or whatever seems excessive.	12/18/2017 10:23 AM
41	Cholton residents will have put up with thousands of other students walking into Cholton everyday to visit supermarkets, shops, bars + restaurants. CHOLTON-CUM-HARDY is regarded by this age group as "really cool man"	12/18/2017 9:14 AM
42	This site is too small for the proposed plans. Which wants a 29 storey eyesore right at heart of town. Will cause further traffic problems too	12/18/2017 8:56 AM
43	My son travels from Urmston to Stretford Grammar. I'm concerned about the impact of works and transport. It would be good to do further exploration of impact on workers and students.	12/17/2017 11:40 PM
44	Too many apartments in such a small area no parking chaos on match days and during rush hour. This vacant space would suit apartments open to everyone in a condondinium style with a rowing club / gym and facilities on the ground floor	12/17/2017 11:39 PM
45	I don't disagree with regeneration of lacy street and canal area, creating a green open focal community area, but do not agree that student accommodation is the right choice for that area. There are other alternative sites near to the proposed UA92 site that could be considered OR the volume of student accommodation needs to be drastically reduced.	12/17/2017 10:11 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

46	I don't disagree with regeneration of lacy street and canal area, creating a green open focal community area, but do not agree that student accommodation is the right choice for that area. There are other alternative sites near to the proposed UA92 site that could be considered OR the volume of student accommodation needs to be drastically reduced.	12/17/2017 9:50 PM
47	See previous comments	12/17/2017 7:47 PM
48	The plans appear on the first impressions to be a potential over development of the site and the height and scale of the scheme seems out of keeping with the surroundings. Assuming this can be resolved then I am supportive.	12/17/2017 5:42 PM
49	Using the ground floor for facilities that the public can use is a good idea. Will there be parking facilities for this? I am mainly concerned about the appearance of this building close to the junction and the impact on parking in the local area.	12/17/2017 3:25 PM
50	I am concerned about the volume of student accommodation and the effect it wil have on the area. I consider it will turn the area into a student village and will affect the immediate area and make it less disireable as well as causing anti social behaviour.	12/17/2017 12:57 PM
51	This proposed development will severely affect those living in the Lacy Street area and will have a ripple effect on surrounding areas. The development would mean that a flourishing local business will need to move and the local Post Office depot would disappear. There are no parking facilities with the proposed plans - a disaster which would lead to friction with residents and police involvement.	12/17/2017 9:36 AM
52	This is highly inappropriate for the site. Having moved to Manchester to study architecture at the Manchester School of Architecture, and received both an undergraduate degree and a postgraduate masters (with distinction) I would have failed my course with the suggestion presented. It is completely out of any context. Previous masterplans included small scale contextual development, this plan is in complete contradiction to that, and questions should be asked as to whether that previous advice about scale was unprofessional and if so who is responsible. Otherwise this advice has been rejected in order for the Council to make money from UA92 using this tiny site (with small terraced housing adjacent to it). The current plans would not be accepted in any of the more affluent areas in Trafford, where they can afford to pay planning consultants to oppose the scheme. But the Council seem to be not considering the local community. Develop student housing near to the UA92 campus not at the end of Lacy Street. Once again the council are treating the local community with very little respect.	12/16/2017 8:42 PM
53	No to High rise in Stretford.	12/16/2017 4:44 PM
54	I think the proposals are very poor. Any public spaces would be overshadowed by the great height of the surrounding buildings and do not take advantage of the proximity of the canal. Any public spaces should be next to the canal if the whole area is to be redeveloped. However I'm concerned about the loss of local businesses on the site that provide services and employment to the local area. I do not want student housing on this site. I would prefer a mix of social, affordable and private housing if this site was to be redeveloped.	12/16/2017 4:13 PM
55	Too high ugly tower blocks, with an enclosed square. Plus will block off canal, not open it.	12/15/2017 2:57 PM
56	As it's solely for local use.	12/15/2017 2:43 PM
57	Too high ugly tower blocks which will blight the landscape and block off the canal.	12/15/2017 2:15 PM
58	Horrible ugly high rise buildings which will block off the canal side not open it up. Should be developed for the community not students.	12/15/2017 2:03 PM
59	Will completely shut off canal to locals.	12/15/2017 1:45 PM
60	Too big. Block off canal side. For students only!	12/15/2017 1:43 PM
61	Horrible high rise buildings, blocking off the canal.	12/15/2017 1:17 PM
62	Too big. Block out light on Edge Lane & Lacy St & access to canal.	12/15/2017 1:10 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

63	I feel the consultation is not fit for purpose. 1700 students seems too many, as a gut feeling, but the lack of appropriate impact assessments to confirm, or change my mind on, this leaves me disappointed. The only assessment that was published was for 1250 students and was economic impact only. This is not adequate. I am not against a 20 storey building just on the grounds of height but feel that consultation will be needed, with local residents, to ensure that any building, no matter how tall, is aesthetically pleasing. I would also suggest that a single cluster of 1700 students is too much. Sharing the accommodation between a number of sites would be far more appealing - Lacey Street, Kelloggs, B&Q, Itron .	12/15/2017 12:58 PM
64	The leisure centre would be better located on lacy street with a retail offering with the student accommodation closer to the proposed campus	12/15/2017 10:05 AM
65	Totally disagree with creating a student village in such a small space, on a very busy junction and on top of a residential area made up of families and the elderly - the kind of people who will no doubt not find the opportunity to put their point across. The idea of creating a 20 storey building (which by the way, only appears to be 12 storeys high in your visuals!!!) is horrendous. The area has only just had a "facelift" and currently is open and feels spacious with a well-used car park available for public use. However, your plans would spoil the look and make the area look overcrowded and built up. The village would also be right next to a very busy main road and junction which in itself is very dangerous. Tower blocks are hideous things and can dominate a whole area - you just have to see the one further down the road by the roundabout. This can be seen for miles and is ugly. As already stated, students attract crime and mess to an area and Stretford is a family orientated area which does not need these kind of elements brought in The kind of business that cater for students consist mainly of fast food and take-aways, which again do not add to an area in terms of appearance and they do not bring much to the the kind of community already in existence. Students are also transient and are only in an area for a roughly 5 months of the year. This means that any benefits they may bring to an area are short-lived and limited with the negative aspects being more apparent.	12/15/2017 9:53 AM
66	This is an opportunity to create an environment that includes the principles of Active Design and promotes physical activity and wellbeing.	12/15/2017 9:42 AM
67	This is bonkers. The creation of a massive amount of student accommodation in one place would swamp the local community and would ruin the opportunity to develop new housing (including affordable housing) for the sustainable regeneration of the Town Centre. The proposed square in the middle of a huge student-centred development would not feel accessible or even attractive to local people, while the failure to open out the canalside here (as has been done at Sale Waterside) would result in the loss of a once in a generation opportunity to make the Canal a key feature of Stretford and provide the Town Centre with a recreational focus.	12/14/2017 9:59 PM
68	terrible idea, the sale and massing is far to much, develop some on the site but also utilise office blocks nearer to the teaching facilities	12/14/2017 9:32 PM
69	Initial details indicate the student block will be multi-storey? How on earth does that fit with the needs of the Community. Has anyone on the Executive Committee given any thought to the impact Metro parking has on the immediate area? No you won't have you all live the other side of the River. Students have cars , where will they park? Again impact assessment anyone?	12/14/2017 8:09 PM
70	a huge multi story building will not be in keeping with the area - it will be unsightly and unwanted in years to come. I don't believe students will choose Stretford in their choices ( there are much better places to be, I asked my daughter who left UNI recently ). I believe that in years to come this will be an embarrassing mistake that will define Stretford. Increase in noise, litter Increase in traffic congestion Lack of parking facilities Incease on already overwhelmed health system & public transport Traffic congestion on already congested Chester Road ( despite recent changes ) removal of subways have simply created a dangerous place to pass to reach Stretford Mall - queuing traffic frequently jumping lights.	12/14/2017 3:27 PM
71	The plans look awful. Please keep any building to a size appropriate to the area.	12/14/2017 12:57 PM
72	I am supportive of this, but would like to see the buildings built to a lower height and to have more access to the canal.	12/14/2017 9:10 AM
73	NO to a student village in the heart of our town centre. Chester Road carries traffic to Sale, Altrincham, motorways.....how can it sustain significantly more use. Give our community a heart, not students to ruin it!	12/14/2017 6:55 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

74	I live on Granby Road which is roughly 60 sec walk away from Lacy street and this development concerns me greatly. I was very encouraged to see the original master plan as we bought our house, more residential property in fitting with the thriving local community. This new proposal is unacceptable. Along with many other families I bought in Stretford as I wanted a more affordable house compared to Chorlton, we planned to stay in the area for many years to come. With the proposed plans put forward and the complete disregard for current residents that will put our plans to a stop. On the face of this investment I'm sure it looked very appealing (money often is) I strongly believe this direction will put a complete stop to what is happening in south Manchester negatively impacting all surround areas.	12/13/2017 1:26 PM
75	A high rise block could be an eyesore depending on the style chosen.	12/13/2017 12:47 PM
76	I disagree with the plan to build such a massive set of student flats on such a small area. They should be in-keeping with the height of existing homes, so no bigger than 4-5 stories (like the ones built at the new Birley Fields campus in Hulme). I also disagree with shutting off public access to the canal, as it will be very difficult to walk through from the main road. I am happy with the sorting office remaining where it is.	12/13/2017 12:46 PM
77	Put the planned cafes, bars etc across the road in the vacant Argos unit. Why create areas when there are ideal spaces already. Will also attract people to the Mall.	12/13/2017 9:11 AM
78	Yet again this is aimed at students who will just bring disruption to the area to the detriment of residents.	12/13/2017 7:57 AM
79	I disagree with the accommodation but not the need to develop the area	12/12/2017 11:14 PM
80	Would like consultation please!	12/12/2017 10:32 PM
81	I think you need to look at redeveloping lacy/cooper street too!	12/12/2017 9:44 PM
82	I am against student village. No high rises eye sores. No student flats no students. I saw no open space opening up the canal on you plans at the meeting on the 7/11/17 at the public hall.just buildings in a big circle with buildings right up to the canal.	12/12/2017 8:29 PM
83	would be better has a shopping area with bars and restaurants infact I said this about 10 years ago	12/12/2017 5:48 PM
84	Concerned about the height of another Tower Block and there is a need for better cycling access to Canalside with clear plans for safe access to this area.	12/12/2017 4:47 PM
85	The Kellogg site would be better for student accommodation as there are not many residents there compared to Stretford town centre. Why can't lacy street be used for the university building, obviously the 'planners' don't live in Stretford and don't care of the impact of all the extra students living in lacy street.	12/12/2017 4:34 PM
86	This site is far too small to accommodate the numbers of students you are proposing. How will the town sustain all of this? the metrolink is already full to bursting in the morning. the traffic on Chester Road is only set to get more congested. This is not a suitable site in my opinion.	12/12/2017 3:47 PM
87	I can't comment on this any further as I work in the higher education sector and have nothing positive to say about why I think this is a good proposal. The space would be better placed for the local community.	12/12/2017 2:37 PM
88	I am extremely opposed to this. It is so upsetting that the Council have gone ahead and done this only thinking of lining their pockets and with a total disregard for the people of Stretford. It is not what Stretford wants or needs. Stretford will become a dump if this happens as people move out of the area to avoid living with students (we would not have chosen this) and landlords move in. This is a disaster for Stretford and the people that have worked hard to build up a safe and strong community deserve a lot more.	12/12/2017 1:53 PM
89	I do not support the development of tower block style accommodation on this site. Student accommodation in itself is not problematic as long as there is supporting infrastructure. This needs to be sympathetic to the area however.	12/12/2017 1:05 PM
90	My concern with the location of this site is how the tram service will cope with all of the additional people. It's already over stretched and the students will all need this service to get to campus. Also, will we have a new post office sorting office? The locality of this is needed for the community and new students	12/12/2017 12:37 PM
91	The buildings don't fit in with the area - especially the high rise aspect.	12/12/2017 12:01 PM
92	I disagree with the idea of a high rise building as I feel they would look out of place and shadow the area behind. I have a problem with the proximity to a main road as traffic would be increased.	12/12/2017 11:56 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

93	Would the general public have access to the cafes and bars or just the students	12/12/2017 11:48 AM
94	I think it may be too far away. Also being near the Canal could be dangerous.	12/12/2017 11:38 AM
95	These questions here do not give option to say I'd like it developed but in a way local people can enjoy . Current plans mean too many students living in small area .	12/12/2017 11:37 AM
96	Busy main road. 15-20 minute walk to university site might put some students off the area.	12/12/2017 11:26 AM
97	Is there space? Increase Traffic Too cramped.	12/12/2017 11:16 AM
98	It could be busy, also be careful for safety around the canal, drunk people + canals don't go well together.	12/12/2017 11:02 AM
99	Dangerous to open to canal	12/12/2017 10:57 AM
100	The loss of car parking close to the Metrolink station will negatively impact local streets	12/12/2017 10:10 AM
101	No to the student accommodation it will be a blight why not low cost affordable housing.	12/12/2017 10:00 AM
102	See previous answer re the student location being spread about.	12/12/2017 9:27 AM
103	You're getting rid of yet more parking areas, in the town, much like you did when that eyesore Aldi was built on the majority of disabled parking bays at the Mall. This is NOT ALTRINCHAM.	12/12/2017 9:13 AM
104	No to any tower blocks need an alternative this form of accommodation is an eyesore and outdated	12/12/2017 8:57 AM
105	This should be developed for Stretford people and not for students. There is a huge shortage of housing: families will bring more spending and settled community	12/12/2017 12:47 AM
106	This question is biased to try and force a positive response. Really disappointed in your having taken such an approach.	12/11/2017 10:47 PM
107	Whilst the recent changes to roadworks on Edge Lane junction are welcome, it is still dangerous and that is without bringing additional residents, cars, bikes to an already congested area. Also, the safety aspect of the Lacy St area.... I do not feel safe walking in/around that area at night so this is something that needs looking at.	12/11/2017 10:11 PM
108	Put the people of Stretford and visitors to the amenities first and ensure they can be accessed and not just driven past. lacy street car park will be a loss but better access from the A56 to all amenities would help alleviate this loss. Will we still have to travel 0.5 m miles south and then come back in order to go north from lacy street by car or take the car to the local supermarket. Improve access fro locals not those passing through with no intentions of stopping.	12/11/2017 5:04 PM
109	More younger residents needed!!! Visits to Stretford (Mall in particular) currently resemble something out of The League of Gentlemen!	12/11/2017 3:27 PM
110	Again I'd like to understand more about the supporting infrastructure	12/10/2017 6:26 PM
111	I have a myriad of concerns about the implications of an enormous tower block, 1000+ students and the impact on the community including all those extra cars the students will have and the extra use of the already over burdened tram station at Stretford.	12/10/2017 6:14 PM
112	The proposed student accommodation tower block on Lacy street just seems too tall and should be reduced to a maximum of 10 floors or at the very least not taller than Stretford Mall. The accommodation tower block will dominate the area unless reduced in height. Very concerned about the additional parking students/staff/users of the site will need as I can't see any additional parking spaces. I know it's been mentioned that parking will not be a problem but unless the issue of traffic congestion/parking is tackled any additional cars will add to pollution levels and noise levels in Stretford.	12/10/2017 5:27 PM
113	There is also too much focus on student accommodation and there is too much of it. More mixed accommodation would be beneficial to the local community and would avoid a potential 'white elephant' of unoccupied student flats if the anticipated numbers do not materialise. Reducing the height of the tower block would also help.	12/10/2017 5:08 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

114	A 20 storey (I'm actually unsure of the number, because this changes from meeting to meeting, and the drawings are pretty poor) building plonked on to a car park for student accommodation doesn't add anything to Stretford. There are numerous issues with this. 1. No parking for students. If anybody in the Council believes students won't have cars they are short-sighted, irresponsible fools. Local streets will be clogged up with students' cars. 2. Public transport is currently inadequate. I understand from one meeting that Trafford Council have thus far (unbelievably!) failed to speak with TfGM about this situation and given the lack of adequate cycle lines (they NEED to be segregated) this is major level of neglect from the council. 3. The sketches of the tower block show not a "landmark" building, but an eyesore. 4. The Council deliberately misled the Stretford community when they filled in the subways in order to gain space for the foundations for this building. The new road-level crossings are dangerous, it is a miracle there's not been a fatality as yet, however, there have been a number of accidents. I do not feel confident in Trafford Council's ability to design safe roads. 5. The tower block needs to be built to a such a level that the accommodation could be used for general housing, should UA92 fail. 6. I do not believe dropping 1,200 students into the centre of Stretford will revitalise the Mall. We do not need any more takeaways, we want facilities for older adults and families.	12/10/2017 1:20 PM
115	Poor quality design which looks set up to be converted to rental accommodation if University doesn't take off.	12/10/2017 11:53 AM
116	Poor lacy street. Is this all they're worth, dumping a high rise and 6000 students on top of them	12/10/2017 9:49 AM
117	Lacy St site should offer a range of mixed housing accommodation with all the cafe and resturant facilities that take full advantage of its unique canal side location .A landscaped area perhaps with the hotel and apartments that are contained within the proposed Kellogs site . If any accommodation is required for students this should be located nearer the Kellogs site were there are residential sites all ready included in refreshed plan ,less worry about traffic students virtually on site in smaller easier maimed buildings .	12/10/2017 12:30 AM
118	The idea of some student accommodation on the Lacy Street site is acceptable if done in a sensible way that doesn't compromise surroundings. I cannot support the proposals released so far as I believe that they compromise the local area and prevent the unlocking of opportunities that Stretford so desperately needs to realise. Key concerns include: - Scale and appearance of the accommodation. The area around Lacy Street is predominantly low-rise, with a few characterful prominent buildings, such as the town hall and Essoldo no more than about four storeys in height. How can the proposal to put such an out-of-proportion student tower, of the order of 20 storeys, be entertained in this area? This would dwarf the surrounding buildings and create the effect of a tower 'looming' over the town. A much better proposal would be to keep accommodation to proportionate heights, and where blocks are slightly taller than existing buildings, take special measures to improve their architecture. - Opening up the canal. I am very concerned that the proposals seem to block off the canal, doing the opposite of one of the key objectives of the masterplan. The proposals show tall buildings, six storeys tall or taller, situated immediately adjacent to the canal. They also show a narrow corridor through to the canal, rather than the opening up of a wide canalside area that I would expect to see. Such an area could have restaurants, bars or shops fronting on to it, for al-fresco dining in the summer next to the canal, and could provide a canalside park with heritage interpretation boards. I believe the proposals shown so far would actually be damaging to the area around the canal. I am also very concerned that the council have been selling the Lacy Street development as 'opening up the canal' when in fact it does the opposite. - Transport and Parking If a large number of students are to be resident on the site, it is crucial that a realistic transport and parking plan is put forward. Some students will have cars, and this will inevitably put strain on an already congested area. Students should be encouraged to cycle, and excellent segregated routes should be opened up to allow them to cycle around safely. Ample cycle parking provision should be made. - Alternative options An interesting proposal could be to situate some of the student accommodation on the other side of Chester Road, on the site of the existing Stretford Mall. This is a large site that could provide space for a large number of students in low-rise accommodation. It would also encourage continued and enhanced use of the shops and facilities on that side of the road. It could be connected to the Lacy Street site by a bridge across Chester Road.	12/9/2017 1:38 PM
119	Might be a bit crowded	12/9/2017 11:08 AM
120	I would like to see a building that is not a tower block. An aesthetically pleasing building that incorporates green energy and creates an eye catching point of interest on the main traffic corridor into the city centre.	12/9/2017 10:53 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

121	The current proposals are bland and disappointing. There are lots of interesting examples of building student accommodation that is architectural interesting, reflects local context and is greener. It blocks access to the canals - even if not gated its not set up as a clear thorough fare inviting people in. Experience of when Salford set student multi stories next to local residents - was a pretty poor idea and caused a lot of tension. It would be better to move the hotel here, and create an attractive key side area like Sale and Make use of the historic boat yard, and celebrate its history. Move the accomodation to the campus.	12/9/2017 10:51 AM
122	Too small a site for so many students. High rise tower blocks inappropriate for the area.	12/9/2017 10:25 AM
123	Would support it if the plans were on the right scale for the area. Towers are too big in the current plans.	12/9/2017 10:16 AM
124	We didn't move to this area because it was a thriving student hub. We moved here to live with our family. 5000 students with all of the drinking, drugs, late night entertainment that they inevitably bring is a complete affront to this area. I agree that something needs to be done to improve the area around lacy Street but this is the wrong idea.	12/9/2017 10:00 AM
125	Listen to the views of the people who pay their council tax	12/9/2017 9:50 AM
126	This is all lies, nothing will be open for the community. It's all for the students. The original master plan had what you describe just no students. I'm very upset with how this survey has been written. It speaks nothing of the horrid 1980's design and 20 and storey monstrosities. Shame on you	12/9/2017 9:07 AM
127	The building is too tall. 4 storey maximum.	12/9/2017 6:08 AM
128	Do not want any student accommodation here, will just add to traffic problems too. If we have to have accommodation, but it nearer to te university and utilise buildings that are already empty. We need to keep the local sorting office, local business (atlas) and if there has to be a development, make it a mix of elderly care accommodation, care families cor them and affordable housing	12/8/2017 10:35 PM
129	These proposals are totally unsuitable for the site. The tower block is not in keeping with the rest of Stretford. Building student halls, of high or low quality, is not appropriate for this site and will not regenerate Stretford.	12/8/2017 9:49 PM
130	I am worried about where I will need to go if I need to go to the sorting office as I do not drive	12/8/2017 9:22 PM
131	The housing will be ruined	12/8/2017 9:01 PM
132	No to high rise	12/8/2017 6:16 PM
133	My concerns: no facilities for parking, generation of more traffic to already congested area, litter (Trafford prefer to sweep STREETS in areas such as Sale and Altrincham how will they cope with more litter in Stretford. I tire of the litter I am surrounded by. Start with our streets), inadequate cycling lanes (surely you could have devised this better)	12/8/2017 5:37 PM
134	See previous comments	12/8/2017 4:51 PM
135	See previous comments. I am opposed to a high rise block of flats on that corner. No one wants to live in the shadow of a 20 story block of flats, also, I fail to see how such a tall build8ng gives a positive impression at th3 entrance to our town centre	12/8/2017 4:12 PM
136	The high rise blocks will be a blight to the landscape. The site should be developed but not in the way proposed.	12/8/2017 3:52 PM
137	Lacey Street is awful and would hugely benefit from something like this as long as there is stepped up Police patrols and good transport links that won't create too much traffic.	12/8/2017 3:51 PM
138	the accommodation proposal is outrageous a 20 plus tower block is unnecessary and dangerous. There is plenty of evidence why tower blocks and students don't mix. It will create an eye sore worse than Stretford House and put a strain on services from transport to health care. there are plenty of examples of good quality student accommodation that has less impact on the local surroundings that creating a tower block i would suggest looking for alternative architects.	12/8/2017 3:51 PM
139	How will students benefit stretford? Evidence?	12/8/2017 3:23 PM
140	Far too crowded. Doesn't open up the canal side for recreation, restaurants etc.	12/8/2017 3:09 PM
141	Again this was meant to be being turned into facilities for current residents not for students. I like the idea of opening the are up more to accommodate access to the canal,	12/8/2017 3:03 PM
142	Disgusting- taking our access to canal side and pretending there's an opportunity for residents there. Is there he'll- and you know it.	12/8/2017 3:01 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

143	What stretford needs is manageable affordable housing for residents struggling to keep up with ever increasing private rental costs	12/8/2017 3:01 PM
144	Fundamentally disagree that this site should be for student accommodation. This is the only site owned by the Council that can carry any meaningful development in the town centre. The Council are simply wishing to offset the responsibility and creativity for the site to fall in line with the ill-conceived UA92 proposals. What an opportunity we have!!! Let's not waste it on these rushed through and really poor plans for the site and UA92. A waterside plaza and mixed use community would be better, with the Council being pro-active in the delivery of the development here. The "Chorlton effect" is meaning investment will rise now in Stretford as prices and desire for housing are showing already. It is becoming attractive to investors and people alike. Let us now use this favourable market to deliver better investment for the community of Stretford (including an element of affordable housing) and put us on the map with some creative and inspiring uses/buildings alongside the water.	12/8/2017 12:23 PM
145	The proposals for the residential accommodation are far too high, even if reduced from 20 to 16 floors. The assumption that students don't have cars feels strange to me and I think parking, albeit a small space, should be factored in. Otherwise students will be parking in residential streets. Could additional sites be used for the student accommodation, for example the area of the Mall that is being knocked down could be used for student accommodation, rather than general residential properties. Another small point that will only affect a few, but there is currently a charge point for electric cars in the Lacy Street car park, will this be relocated? If so where too? I have an electric car and use this point regularly.	12/8/2017 12:15 PM
146	The footprint is too small. No one needs any further eyesores in Stretford. We have to contend with the esplanade and the mall currently we don't need this hideous student accommodation.	12/8/2017 8:07 AM
147	Tower blocks will make Stretford worse. Just knock down the Mall.	12/7/2017 1:41 PM
148	I support this as long as the buildings are not excessively dominant in the skyline	12/7/2017 11:50 AM
149	Again my friend lives very close to this site and it's hard to support plans for student halls very close to where you live.	12/7/2017 10:34 AM
150	High rise will look awful there, proposal has put me off the whole ua92 project.	12/7/2017 9:16 AM
151	I would not like to live so close to a large number of students and would not like to have it forced on me. I can foresee friction between the students and local residents relating to noise and parking (there is no mention of parking for students or their visitors in the plans) . This is in an area where parking is virtually 100% on street and the building would be sited on the current car park. I think that the height of the proposed student accommodation building would not be appropriate for the area. The impact of the building and it's residents would create pressures in so many ways on the life of the local residents. The impact would not be just the immediately surrounding area but would have a ripple effect.	12/6/2017 6:21 PM
152	By all means, some affordable accommodation for local people and cafes and bars, and bullet points three and four above. Student accommodation for up to 1700 students, would make all of the above impossible. There is simply not enough space there to fulfil all the above without the creation of huge tower blocks. I have not spoken to a single person in the past few weeks who is not horrified at the proposal to erect tower blocks for students on Lacy Street! Not to mention the resulting parking issues! There is an opportunity there for a real change in the heart of Stretford. Student accommodation on such a massive scale is not the answer.	12/6/2017 12:30 PM
153	This site was originally identified for mixed use residential and cafes and bars open to all not student focussed, an option that would benefit the community and should not be disregarded.	12/5/2017 11:24 PM
154	I support the accommodation in principle, although I have seen lots of references to a high rise building which does make it hard to imagine as a positive move. The bars/cafe mentioned aren't something that would appeal to me if the building was student accommodation, as I imagine this would be for students - again not for your actual current and permanent residents. A landscaped area and improved access to the canal has my full support.	12/5/2017 8:43 PM
155	I don't think student accommodation is a good thing for Stretford, any houses up for sale in the area will be snapped up by landlords as the students won't be staying in university accommodation for their full course. Houses turned into student houses are not looked after and the value of properties in the area will fall	12/5/2017 8:05 PM
156	I live near Lacy St and appose the buildings of high rise flats.	12/5/2017 3:51 PM
157	Far too tall and it is horrible.	12/5/2017 3:47 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

158	Too many student residencies proposed for this area. The size of the development needs to be reduced.	12/5/2017 3:42 PM
159	I live on the other side, however, Stretford needs to be kept CLEAN!!!	12/5/2017 3:32 PM
160	Nothing for local population. Add pressure to transport infrastructure	12/5/2017 3:25 PM
161	Stretford does not need another high rise (20 storey) if the plans were sealed down to half the size then maybe it could work. Full access to the community is a must.	12/5/2017 3:19 PM
162	Build strong community link with the new student population - "We are Stretford" branding, signage, etc. as shared identity.	12/5/2017 3:05 PM
163	Trafford needs to build homes for permanent residents	12/5/2017 3:03 PM
164	Trafford needs to build 23 000 permanent homes by 2035. This should be the priority for this site as a start.	12/5/2017 2:49 PM
165	No high rise accommodation due to the Grenfell Tower disaster also spoil aesthetics of Chester Road. No commercial sites here. Use Stretford Mall as there is Car Parking there.	12/5/2017 2:48 PM
166	I think buildings of the site proposed would not be fitting for the surrounding area. 20 storeys is much too high and the drawings are drab/lack imagination. Why not put student accommodation. Elsewhere (existing leisure centre site for example).	12/5/2017 2:38 PM
167	Noise pollution, No interruptions for that many students	12/5/2017 2:26 PM
168	Block facing King St is too high, competes with the Essoldo and Public Hall. Too intrusive for a street scene.	12/5/2017 2:18 PM
169	The large apartment block will be an eyesore + doesn't blend with essoldo/public hall landscape. Why cant it be at back of blocks i.e. Canal Side. It dominates the area!	12/5/2017 2:17 PM
170	The building needs to be state of the art and a wow factor.	12/5/2017 2:00 PM
171	The masterplan states a landmark building - the drawings for the area suggest less a landmark than an eyesore. This is not a positive vision for the area, and it seems to reduce public access to the canal. I am incredibly concerned this will end up as an identikit student tower block as per those seen in Manchester city centre that adds nothing to the local area and is not a benchmark. No parking provision will cause further issues for local streets, already having parking problems. There is no 'green' vision to improve acces, use green tech to make this development a low impact space. And, the creation of student rooms will limit future use if the UA92 fails - what would the space then be used for?	12/5/2017 1:56 PM
172	I think the whole plan is good for Stretford but I am concerned that rents could rise because of the potential for student accomodation in local houses, will there be enough accomodation for all students further into the future? Again good segregated cycle routes and public transport links are important to avoid more traffic congestion in the area, can some deal with metrolink be struck for cheap tickets between stretford and old trafford metrolink stops.	12/5/2017 11:45 AM
173	While I have no objections to the principle of providing student accommodation on the Lacy Street site, I do not support the proposals that have been shared thus far. The masterplan talks about creating a 'landmark building', but the visualisations appear to be anything but. Although such things can be subjective. Without any guarantees, I am concerned we will end up with something as mediocre as the Rowlinson's Pomona Wharf development. Although we've been assured no parking spaces will be provided. The proposals do actually include some parking spaces on the Nelson Street accommodation. Why have these been included? Where cycle parking has been shown in the proposals, it's completely inadequate for the number of students. There needs to be substantially more cycle parking spaces provided to encourage students to cycle rather than drive.	12/4/2017 10:10 PM
174	Its probably a bit too high but then you have less units so its a catch 22. I don't like high rise generally and prefer to see something a bit less imposing	12/4/2017 7:10 PM
175	On the whole, I agree with the proposals but would prefer a scaled-down version of the accommodation blocks on Lacy Street. It would not be pleasant to live close to such high-rise buildings and being so closely overlooked.	12/4/2017 4:41 PM
176	I dont believe the proposal addresses the social problems in the area with regards to drug/alcohol abuse and the quality of the social housing on Lacy street / Cooper Street.	12/4/2017 9:58 AM
177	I am not against the development of the Lacy St car park, however I am opposed to the proposed plan. I would prefer to see a gaurantee of high quality retailers / hotels on the site.	12/3/2017 8:33 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

178	I am supportive of this idea although I imagine it would be costly for students to travel from accommodation to the main campus via tram. I am concerned that the quality of amenities may not be as high given the proportion of students. I do believe there will be a great opportunity for the community but more work needs to be done to ensure a good mix of the accommodation and social infrastructure to avoid student domination of the community for example as it appears in Fallowfield.	12/3/2017 8:03 PM
179	Adequate parking and transport infrastructure need to be gleaned as part of the proposals. Also routes to link in with the Canal for cycling and pedestrian access.	12/3/2017 10:56 AM
180	I am concerned about the level of extra traffic that will be introduced to the area, which is already often congested. I am also concerned about where traffic will park. As a resident on the estate near the Grammar School I feel it will mean even more cars parking on the estate. There is already congestion at the start and end of the school day, as the only access from the estate is through the traffic lights on Lime Road, Kings Road and Edge Lane. We are also affected at rush hour and if there are major sporting events on at the Manchester United and Lancashire Cricket Club. I am also not in favour of a 20 storey block of flats as I do not think it will integrate very well into the landscape and is far too tall a building.	12/2/2017 5:16 PM
181	There is clearly the potential and space for something to be built there, I just feel the size hasn't been considered. 1,700 students seems massively optimistic.	11/30/2017 5:37 PM
182	As previously mentioned student accommodation would not benefit the area in the slightest, placing more strain on services.	11/30/2017 4:59 PM
183	The building is too large, it will be visible from streets away which is not in keeping with the rest of the local area. I am concerned about the amount of trees to be removed to make way for this and also the relocation of the post office which is a convenient local service. Too many students in one location will also impact traffic and local amenities e.g. Trams	11/29/2017 4:55 PM
184	This site needs redevelopment but the planned 20 storey building is too large and will not blend with the area. Having seen an artists impression I was unimpressed but the design which will simply be another eyesore to mirror the mall. I suspect that any premises will be aimed purely at the student population and am not convinced that any landscaped area and canal access from his side will really be accessible to the general public	11/29/2017 4:46 PM
185	I agree to regenerate but not student accommodation should be residential property and green space	11/28/2017 5:25 PM
186	The scale of building illustrated on the site appears excessive and would unduly dominant the local streetscene.	11/27/2017 12:40 PM
187	This site appears to be not big enough for this use, The tower block particularly seems out of place and will have a negative impact on the nearby residents	11/26/2017 8:18 PM
188	As previously stated, I have concerns about development of student accommodation in this area. I primarily object to large numbers of students in a residential area, and particularly a tower block building. This development is also right next to a very busy main junction and could lead to an increase in accidents in this area. As already stated, students do not mix well with established communities due to the differences in lifestyle - students create a huge amount of mess and attract crime. While you state that their will be shops/cafes etc. if these are aimed at students, they will mainly fast food type places which look tacky, make an area look bad and add to the mess of an area. Students are not loyal to the area they live in while they are only there for the time they are studying and therefore feel no need to contribute to the area in terms of looking after it, keeping it clean etc. so much so, that at the end of the year when they clear out to go to their normal homes, they leave a huge amount of mess behind to be cleared up. It is grossly unfair on those individuals who are living on the estate behind the area from Lacy St, to expect them to put up with this. As also pointed out previously, tower blocks are unsightly - one put in this area would really stand out and spoil the efforts that have been made to improve this area. Tower block are simply ugly and unnecessary - the one down by the roundabout is bad enough and can be seen for miles.	11/26/2017 3:24 PM
189	I have real concerns about the nature and scale of accommodation. Student flats are cheap because they don't have to meet the same standards as real houses. After Grenfell Tower, are we really happy to build a giant candle full of young people?? Also if ua92 fails, we're left with a massive useless substandard building. The proposed scale is too big. You can already reach the canal from Stretford. Is it wise to put several thousand drunk students next to a canal they can fall into and drown?	11/26/2017 8:25 AM



## YOUR SAY – on the Stretford Refreshed Masterplan

190	The A56/Edge Lane junction is already heavily congested and the addition of high density student accommodation would make the traffic worse. It is also not a practical site for students because it is located a long way from the proposed UA92 campus.	11/25/2017 4:47 PM
191	I don't think the area can support additional traffic.	11/25/2017 4:03 PM
192	The options above are loaded are misleading. The town centre is not next to the canal and is even less accessible to it now that you have filled in the subway. I don't know if you have noticed, but there is a major carriageway running between the town centre and the canal. Unless you are going to get rid of the carriageway? Which means you've wasted 1.75 million on the revamp, so far.	11/25/2017 4:01 PM
193	The proposals are completely wrong for the area, not integrating the communities at all, rather like dropping a new village in the centre of an existing one, even the lower buildings will look incongruous with the surroundings. The comments that students will not be permitted to have cars is also ridiculous, even without cars there will be a stream of visitors to both the flats as well as the businesses in the shape of deliverymen and couriers. The road system in the area is already frustrating to the local residents and will only become worse.	11/24/2017 2:57 PM
194	I do not feel that Lacy street should be used for student accommodation I feel having student housing in Stretford is not a good idea at all I would prefer the area to be redeveloped for affordable housing which Trafford has a shortage of. Many first time buyers have to leave Trafford in order to afford housing	11/24/2017 1:51 PM
195	make sure parking is addressed properly	11/24/2017 9:53 AM
196	Absolutely no to such an eyesore of high rise development. Students should not be housed in high rise accommodation as a high risk group for fire.	11/23/2017 8:59 PM
197	The canal is dangerous at night and with drunk 18 year olds even more dangerous	11/23/2017 6:55 PM
198	What about the impact on first time buyers looking to move to the area	11/23/2017 11:05 AM
199	This is a horrible development. It is so insensitive to the local area.	11/22/2017 8:39 PM
200	I think we should have local housing (houses) not student accommodation. We want people contributing to our community.	11/22/2017 2:17 PM
201	How will a 12 storey c 1700 student accommodation on Lacy Street be in the local wider interest? It will dominate the surrounding area, increase CO2 levels and destroy nature levels and trees. It is not in keeping with the heritage building close by. This plan 100% needs to be reconsidered and alternatives to the eye sore be sought.	11/21/2017 9:12 PM
202	Car parking spaces needed	11/21/2017 8:50 PM
203	The PO depot is currently well used. If it is to go then what replaces it should benefit the current residents - a canal side development such as Sale Waterfront, for instance. High density student housing in high rise blocks would be totally inappropriate.	11/21/2017 2:00 PM
204	Being located right on the junction of Chester Rd and Edge Lane I think it's going to be great and add a whole new skyline to Stretford which could be a start of other projects to follow. Also with having the canal right behind I feel this will add a lot of character to the building and students will love it in the Summer.	11/21/2017 12:07 PM
205	When you refer to amenity can this include a theatre or communal space for events? Such as the Waterside in Sale? Can this be maintained via a community partnership and not just through businesses? Will the UA92 be only offering Sport? This will severely impact upon the design of the amenity in the area. I would really like to see space for markets, regularly set up (monthly perhaps) on the lines of Manchester Markets in Chorlton. there is a lot of appetite for this and people will come to Stretford as destination. an open space such as Lacey street has a lot to offer given its closeness to the Canal and Tram. I would prefer the student accommodation to be built above the Mall if the Mall is not going to be demolished. I would prefer the accommodation in Lacey street to be like Home in city centre where there are retailers, flats and theatre/art spaces which are very central to the community population - not just the transient population. Lots of space above the Mall to build flats/accommodation. This would also tie in the Stretford Church street flats into our horizon and landscape as this is a bit of an obelisk.	11/20/2017 3:11 PM
206	I am concerned particularly about the impact of large numbers of new residents on local facilities, especially longford park, considering the planned developments in chorlton.	11/19/2017 7:41 PM
207	The high rise block needs to be attractive and in fitting with the area	11/19/2017 7:34 PM
208	I don't know how students will benefit Stretford	11/18/2017 7:24 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

209	Be specific on WHO can access the landscaped areas and commercial spaces. The bullet point descriptions do not contain enough detailed description for someone to make a valid and just conclusion.	11/18/2017 8:26 AM
210	Development should enhance the urban wildlife corridor which is vital for the wellbeing of the community. The congestion on edge lane is a detriment to the environment and quality of the urban space. The road cannot sustain current levels of traffic let alone more. The canal offers cycling access which should be improved and provide an alternative for commuters and pedestrians	11/17/2017 7:16 PM
211	The Lacy St area will be isolated from local residents. No one other than students will want to enter an area designatd solely for students. Where is the evidence that this has worked elsewhere?	11/17/2017 10:24 AM
212	20 is too high and will be an eye sore. Less storeys please	11/17/2017 7:04 AM
213	I absolutely unequivocally disagree with this part of the plan, think the removal of the post office is a disgrace and that it will change the Stretford sky line and dynamic and it's a big no to this from me!	11/17/2017 6:18 AM
214	The size of the development is way too large for me to support in it's present form. No more than half the current numbers being suggested. Surely there is sufficient Brownfield space to divide this over two sides. The whole devolopment looks like an eastern bloc housing estate and the whole think smacks of a vulgar money making racket. Build it high, cram them in. No thanks. The sheer scale of this development suggests the whole university idea is a vehicle for Neville and co to chuck up cheaply made accommodation, bypassing normal planning regs because it's classed as temporary, and make a killing doing it.	11/16/2017 11:28 PM
215	The accomodation proposed is too high. Multi sites may work. The height of the tower would not be in keeping with the area. I would like it to an architecturally interesting building.	11/16/2017 11:08 PM
216	I would be in favour of limited accommodation for students in fairly low level buildings - no more than 5 or 6 storeys high. Anything else will not fit in with the area. Again it would be essential to keep trees on the edges of the junction. Parking would need to be provided. Other accommodation would have to be positioned elsewhere, hopefully nearer to the University buildings to reduce the need for cars.	11/16/2017 4:38 PM
217	Absolutely 100% no. Student builds are cheap and this one is going to be too large. How does a safe secure (so gated) student halls do anything for the community? It doesn't. How does sheer concrete walls help with the attractive nature of Stretford? It doesn't. The giant shadow it will cast? The lack of trees and other pollution combating solutions the area DESPERATELY needs? No of this is in the plan, and the plans are very vague. Many of the community who have filled this survey in have said they didn't think much about it. Why should they? They pay you to work in their best interests. They don't have the time to do planning and environmental research. Give us something appealing and for the community, not for making money for the council.	11/16/2017 4:24 PM
218	I worry that the recently finalised road improvements will not in anyway mitigate the impact on traffic from a large student residential development and others planned around stretford metrolink on the Bridgewater canal. The student development may need to actively discourage car ownership. Enforcement and extension of parking permits areas may be required to minimise the impact on existing residents.	11/16/2017 3:10 PM
219	Traffic,chaos now.be like japan Already like. A slum	11/15/2017 9:56 PM
220	Lacy Street residents will not benefit from this in fact many things will be worse.	11/15/2017 6:10 PM
221	What has been shown is ugly and too big There is too much traffic congestion.	11/15/2017 5:32 PM
222	Ugly nasty cheap looking building! Totally out of character to the area	11/15/2017 4:33 PM
223	Obviously there will be an impact on traffic flows and public transport, if there are to be over another 1700 people living in the vicinity. It is crucial that this is considered as the traffic along Talbot Street and Chester Road is experiences gridlock most week day evenings.	11/15/2017 4:09 PM
224	This development fills me with dread. As a resident of Stretford for nearly 30 years and my family generations before, I want to see Stretford revitalised and strong again but turning us into a student town is not for me. I live behind Stretford Station and Stephenson Road will become the main route for 1700 students to travel to and from the university. You wont be able to stop it, the route is already a cycle route so the thought of 1700 walkers, cyclists and, heaven forbid, mopeds wandering up and down this quiet estate past my door is a nightmare for me.	11/15/2017 1:37 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

225	As stated above, this location does not make sense to me. It would be better to site the accommodation at the university site. This massive influx of students right into the town centre would drastically change the make up of the community and have a detrimental effect on our environment. You state in the plan, a number of times, an intention to reduce congestion and pollution, so how can siting such a large number of students so far from the university help? They will have to travel back and forth along the 2 roads that are already the busiest in the area, therefore making congestion and pollution worse.	11/14/2017 10:06 PM
226	Yes to student housing, but it shouldn't be 17-20 storeys high and it needs to be safe (ie Grenfell concerns) and not hideously ugly.	11/14/2017 8:26 PM
227	I wonder whether there is enough provision for GP and dental facilities for the number of students who would be coming to live in Stretford.	11/14/2017 8:09 PM
228	Too high a density. The original proposal for flats looked fine	11/14/2017 8:08 PM
229	The artist impression of the building is absolutely vile. A big, plain, ugly 20 story tower right on the corner. It does not fit with the rest of the town and will basically close off the open feeling around that area. I am concerned that this will be private, access to the landscaped area will be restricted. Where are the students going to park? What quality will the building be? Will the flats be empty when it is not term time?	11/14/2017 7:31 PM
230	This site is not suitable for such a development the tower block in particular will be out of place. The facilities created for the students will be at the expense of existing facilities for local residents;- Car park/ post office/ Atlas Heating etc.	11/14/2017 5:30 PM
231	Judging by the artists impression of the first phase which in reality amounted to an extra right turn i doubt we will end up with nothing more than a bland and banal tower block.	11/14/2017 4:02 PM
232	The only concern is parking for students in this area.	11/14/2017 12:09 PM
233	- the proposed towers are far to high - tower blocks are being ripped down across the country - why introduce a proved awful way of living - not to mention the h&s issues as highlighted by Grenfell. Getting out of a tower block in a fire is hard work. - parking will be an issue, students and staff have cars where do you suggest they park? that will just impact the neighbouring streets. - a night bus from town would need to be considered to transport students back home, otherwise they will walk home via the canal which also raises H&S concerns. Lancaster university introduced a similar scheme following the death of a boy in a field on the way home.	11/14/2017 10:44 AM
234	i think the site is good but the design of high rise blocks is bad	11/13/2017 11:37 PM
235	It's a joke all ready overcrowded !,!	11/13/2017 10:38 PM
236	The post office needs to remain in this area.	11/13/2017 8:57 PM
237	I disagree with the decision to place multiple high rises on that site, especially in light of the Grenfell tradgedy earlier this year. Do councils not learn their lessons from the mistakes of others. The buildings should be on a smaller scale and the student population more fairly distributed in the area. I also think that any development there should have a mixture of uses, not just student accommodation but affordable housing for more permanent residents this would ensure year round use of the area. I disagree with the plan to close the Lacey street post office, the nearest one to Stretford is in old Trafford/whalley range. As a previous resident that fell within the catchment of that office my experience of it was poor. Over crowded for the amount of people being serviced through there with queues often out of the door and slowmoving. I would have though given the proposed influx of students the sorting office would be a valuable service locally.	11/13/2017 7:47 PM
238	As long as the council remembers they still have a responsibility to the residents and must clean the streets. Your plans must include are of the Stretford People not just a money based interest in the students alone	11/13/2017 6:30 PM
239	Lacy Street does need some sort of development/investment but not a replica of 1960's Hulme or worse East German concrete block	11/13/2017 5:31 PM
240	The size and height of development is of concern, as it would dominate the area.	11/13/2017 4:37 PM
241	I agree on the whole but disagree with bars and take aways because of the inherent problems that occur with them such as littering, drunkenness, rowdiness. There are already sufficient bars and take aways in the local area so more are not needed. Creating a too heavily 'student zone' atmosphere will alienate families from the area.	11/13/2017 11:26 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

242	Height of the building is a concern, could be an eye-sore. Hundreds of students will no doubt create rubbish, a strain on local services. Welcome the idea of opening up the canal and creation of cafe or bar. The area is in desperate need of an evening economy. The shops on Edge Lane also need redeveloping.	11/13/2017 10:41 AM
243	Proposed building is huge and will be a blot on the landscape.	11/13/2017 10:18 AM
244	There are many problems with the proposals for this site, see above. What is going to happen to the existing businesses e.g. Atlas and the PO?	11/12/2017 11:14 PM
245	Proposed high rise block too big/dominant. Loss of parking on/around Lacy Street where Stretford already has too little parking. Residential accommodation on canal could make area more attractive but will also need parking and put pressure on roads.	11/12/2017 4:50 PM
246	I'm concerned that the height of the landmark building and it's location is too imposing, could the additional floors be spread over the whole site, or could the tall building be put next to the canal to lessen it's impact, as it feels like it'll dwarf the essolda and the public hall	11/12/2017 12:01 PM
247	There are too many unanswered questions about the impact of the student accommodation, the impact of public transport in the area, the lack of investment in cycle paths to/from the proposed campus, the compulsory purchase orders for the Essoldo and nearby buildings, the impact of several thousand students on health provision in the area (especially as Trafford General seems to gradually being downgraded), the impact of the potential loss of leisure services and no specific details about how this will be guaranteed with the new facilities. Lack of transparency regarding the whole process is also a major issue.	11/12/2017 10:36 AM
248	This proposal is much too dense for this area. It will increase the already chronic air quality issues in the area by removing greenery and increasing the number of vehicles in the area. The infrastructure in the area - public transport, health and road usage does not have the capacity for another 1700 residents on that site. A less dense proposal needs to be considered, with more green space and with some consideration of the wider infrastructure of the area. I would also like there to be assurances that the investment in this public land will be ethical and not tax-avoidant.	11/12/2017 9:18 AM
249	out of character for high rise flats. Needs high quality landmark not cheap student rental building.	11/12/2017 12:38 AM
250	A multi storey building, built at the junction of two very busy road, next to traditionally build accomodation - one word - Eyesore. This type of building might just work in themiddle of a busy city centre but Stretford is not a busy city centre, it is a small, residential area - originally a village. Having shown people I know the proposals, as per 'Your Say ....' leaflet, the response was the same from all. They said that if theyw ere to drive into Stretford and see a multi storey building at the proposed location, they would drive through and not bother coming back. If something has to be built at the location, then it needs to be sympathetically designed and built, and something to last. These houses have been there for close to 100 years, what they don't need is something that overshadows them and is likely to become delapidated within 5 - 10 years. Instead of looking at the bottom line and how much money you think you are going to make, look long term	11/11/2017 12:45 PM
251	I disagree with the current design plans.	11/11/2017 9:21 AM
252	I am worried about the impact on the transport links, my young son takes the tram to school. Also the impact of more crime and litter and not enough parking.	11/11/2017 8:09 AM
253	I am concerned about parking, rubbish and the number of residents on such a small site and think numbers should be limited and kept proportional to the existing community perhaps around the 1000 -1200 student mark dependent on the ability to provide other facilities such as doctors dentists additional trans etc, which should be in place before students can move in.	11/10/2017 7:40 PM
254	The plans don't look high quality as you have suggested, a lot of poor quality student accommodation has been thrown up around Manchester recently. This is not sustainable. Haven't seen much green space either! Words not reflecting images I've seen.	11/10/2017 7:11 PM
255	The proposed buildings ate too high sd usual no thought to the overall planning or	11/10/2017 5:45 PM
256	Worried about the height of the proposed development. Worried about the impact on traffic/ parking. Worried about the public services and how they will be affected	11/10/2017 5:13 PM
257	This development is not fitting to the area or the infrastructure of stretford	11/10/2017 1:09 PM
258	Its too tall! You know this. This is why they've put in for so many storeys - knowing that some will be knocked back. Suggest it's about half the height proposed to not look ridiculous there.	11/10/2017 11:19 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

259	Affordable accomodation is badly needed for local families already living in the area not students who arent even here yet.	11/10/2017 11:07 AM
260	I'd prefer if the campus was on this site and the accommodation down Talbot Road. However, if this goes ahead as proposed, I would like to see two things considered carefully: One - given the experimental nature of UA92 and the current state of the HE sector, which has financial and practical concerns to contend with (especially in light of Brexit), I'd want to see a guarantee that all student accommodation would be built to the standards for permanent dwellings. This means meeting not only the fire safety but also the noise and insulation regulations for permanent homes so that should UA92 fail they could be easily repurposed into permanent homes for, for instance, young people or couples leaving home for the first time - the disaster scenario of the campus closing needs careful consideration here as we could end up left with a load of student halls which can't be repurposed without demolition and which can therefore only be either left empty or rented at such low rent that the students feel no need to take care of either them or the surrounding area. Two - Yes, develop the site, but don't put up any buildings above 4-5 stories. If I wanted to live in a high-rise city centre dominated by small flats I'd move into town. I like Stretford for its community, family atmosphere and open space - high-rise developments would destroy a lot of this.	11/10/2017 10:59 AM
261	The buildings are too large for the site and will not open up the area but act as a wall to it. The proposed buildings, in particular the tower block will completely dominate the skyline, are not in keeping with the existing residential area and will detrimentally overlook local residences. Arndale House is unused office accomodation which could easily be converted into student accomodation much more in keeping with the area, will improve the Mall and prevent large numbers of students from crossing the dangerous Chester Road. I am vehemently opposed to the building of the tower block and strongly feel that the student accomodation would be far better sited in what is at present, the unused Arndale House buildings.	11/10/2017 9:43 AM
262	It is too far from the college and congestion is already an issue.	11/10/2017 9:24 AM
263	I am very concerned about the impact of the students on local services and infrastructure including metrolink (which is already past capacity during rush hour), medical and dental, waste collection (which as local residents will tell you is already poorly done by contractor Amey), and leisure facilities.	11/10/2017 9:16 AM
264	Here's a thought: how about building high-quality affordable social housing on the site, instead? Invest in the future of the local authority, provide what's actually needed?	11/9/2017 11:27 PM
265	There needs to be really careful planning around the impact that a large concentration of young people next to social and supported housing on Lacy Street. Some very vulnerable people could be drastically effected by noise nuisance, and insensitive development. The only way to effectively deal with noise nuisance (and maintain positive community relations) is to have a 24hr responsive service. If that needs to be something funded or provided by the university, then so be it. But you really, really cannot underestimate the impact that students can have on an area unless the enforcement around anti-social behaviour is addressed. Remember, it is cyclical for residents, year after year, with a new set of young people who do not realise the impact of their behaviour. Massive work has to be done by the council the police and, most significantly, the universities to address issues like these.	11/9/2017 10:53 PM
266	This is a housing estate, what you are proposing will bring many problems and disrupt to a close nit community, the tower blocks will be a eye sore, there is many other sites that this could be built away from people's homes	11/9/2017 8:42 AM
267	No it is not appropriate out it at the old B and Q site	11/8/2017 10:26 PM
268	I believe the accommodation should be kept on campus and perhaps the Lacy Street site be used for the leisure centre. This would allow a more pleasing gateway to the canal and bring people to the centre of town. It would also keep all the sports areas together as could be linked over to Turn Moss. The idea of building large towers seems to be at odds with what the community wants- The drawings are aesthetically ugly. People are concerned on a personal level light to their gardens, houses etc. Other concerns are if the university fails - regardless of whether the buildings are built above student standard who will live in high rise? The idea that they could be used by the elderly was put forward at a recent consultation by a council member of staff. The mind boggles at the lack of thought/ consideration behind this comment..re access - lifts and isolation of an already socially isolated group... ???!!! Also placing students in 'luxury apartments ' next to one of the most socially deprived estates in the borough seems a potential recipe for disaster. Another concern is traffic- I believe it is thought that the students will not have cars? Will they then also not have visitors? Again a hotel is proposed near to campus, keep the accommodation together if this must go ahead.	11/8/2017 9:53 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

269	No high rise!!!	11/8/2017 9:05 PM
270	It will bring chaos to the traffic, public transport. I work in Manchester and ALtringham it is already jam packed on the trams in the morning. House prices will fall, it will downgrade the whole area.	11/8/2017 5:59 PM
271	I am concerned about the height of the buildings and the use for retail below. I want no shoos just night time use i.e. coffee shops restaurants the mall needs to remain the hub for shops	11/8/2017 3:06 PM
272	The building itself needs to be aesthetically pleasing, fitting with surroundings. Shops etc need to have full access to the public not just students. Car parking needs to be thought of, for residents, students, people who use pure gym, the mall etc traffic is a huge issue in the surrounding area (a56)	11/8/2017 1:44 PM
273	Latest images of the building look awful and it is far too big. Will be very bad for Stretford.	11/8/2017 1:41 PM
274	The proposed building will be overbearing and out of scale with the surrounding area. It will dwarf the listed buildings opposite and create a very ugly environment. The proposal will threaten the existence of the Royal Mail Delivery Office which is an asset and amenity to the area. There is no consideration of parking. The site is already busy as a car park, so if we lose that there is no capacity for any addition parking created by the development (and there will be some).	11/8/2017 1:09 PM
275	Do not think a tower block for student accommodation is appropriate on the site outlined. I also think there ought to be plans for services eg doctors etc	11/8/2017 12:14 PM
276	These questions are very much loaded towards answering the positive for the proposal. I am not against A development. But it should be the correct development. Student accommodation may not be it.	11/8/2017 10:22 AM
277	put more living accomadation there for 1st time buyers, so they have a chance.	11/8/2017 9:18 AM
278	20 storeys is too high and completely unnecessary. There are other sites which can be used to spread the student village.	11/8/2017 7:16 AM
279	I object to the proposal to put student accommodation here for the reasons I have previously set out. This should be used to build affordable HOUSES for families not monster tower blocks for a transient community which will put an additional burden on existing services. This should include a doctor surgery, school facility or other more focused community buildings.	11/8/2017 6:57 AM
280	i do not like the high rises aspect of the proposed buildings that will overshadow the houses and do nothing for our landscape	11/8/2017 12:22 AM
281	I'm concerned about massing, parking, viability - again lack of detail means it's too difficult to assess whether a good thing.	11/7/2017 11:32 PM
282	Whilst I dont object to the proposal I have the following concerns: - proposed height of the building is out of character of the area, particularly in the context of the listed building opposite. - not convinced that the visuals shown represent high quality. More information on materials and detailed design is required - need to ensure public access to canal is maintained and that it is seen as a public route rather than solely for the students - need to consider need for additional doctors/ dentist for students- will there be a facility provided on the campus site? - metrolink is already at capacity during peak times, consideration needs to be given to the potential of putting on more trams/ making all routes doubles - further consultation from the applicant is required on the detailed design for the first phase prior to the submission of the full application	11/7/2017 9:37 PM
283	I have concerns over the planned build of the high rise student accommodation. I think that this would be to big and to high for the area and im also concerned about the impact on the environment at Turn Moss.	11/7/2017 9:12 PM
284	See earlier comments regarding parking	11/7/2017 8:56 PM
285	No option for unsure.	11/7/2017 6:18 PM
286	The idea of a 20 storey high rise accommodation block placed here is ridiculous! It would be overbearing and would not be a landmark more a monstrosity. The student accommodation blocks at Birley Fields Hulme look much nicer and are more open. The current plans show something more akin to a dated Eastern Bloc country and would do nothing to enhance the area, you have to remember we are a small town NOT a city centre!	11/7/2017 2:40 PM
287	What plans for the large landscaped area - Amey are struggling to even sweep streets so we can't be confident that any new areas will stay neat and tidy !	11/7/2017 2:23 PM
288	I worry about safety on the canal particularly with the recent death of Caspar Blackburn.	11/7/2017 1:37 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

289	I feel the residents will be driven away	11/7/2017 1:13 PM
290	Stretford isn't a student town. Stretford, as a community, will regress if these plans go ahead	11/7/2017 11:28 AM
291	So little info has been offered about the site development, for how many students, where students not in first year will live, that it has to be rejected.	11/6/2017 11:03 PM
292	The scale of the high-rise development is far too big for the site and for the community. The proposed number of students housed in the area would have a disastrous impact on the local community - and not be good for the students either. Visually the scale is wrong (blocks far too high) but I am more concerned about the impact on local transport, services, noise etc etc. This needs a significant rethink.	11/6/2017 10:15 PM
293	This would put too much pressure on the area with increased demand on the roads and public transport (which is already too busy at peak times). The height of the suggested tower blocks is ridiculous and will be a blot on the landscape. As a local resident who already has issues with parking (by people who use the tram to commute) I would also have major concerns about the influx of cars - as I understand there is no allocated parking proposed at the site.	11/6/2017 9:04 PM
294	While students generally require accommodation, there is no need for such a large number of student rooms in such a small area. There will be time to build accommodation in other nearby locations as the uni grows and student numbers increase. Accommodation blocks on the Lacy St site should not exceed 13 storeys and the site should accommodate less than a 1000 students	11/6/2017 6:26 PM
295	I have made comment on this earlier in the survey	11/6/2017 4:15 PM
296	I wholly disagree with the plans to build high density student accommodation on this site. It is not in keeping with the rest of the residential properties in Stretford and will dwarf the current Grade 2 listed buildings in close proximity which could be brought to the fore in giving Stretford some historical identity and heritage. As previously mentioned my fear is rather than improving access to the canal it will annex it with priority being given to private home owners and the owners of the student accommodation. In the current street scenes the building looks oppressive sitting on the corner of Edge lane and Chester Rd. Student accomodation can be built much more sympathetically (see Birley fields in Hulme) and I feel should be spread over several sites to reduce the density in one small area. Who has decided that the students need to live so close to the university, could accommodation be considered in other parts of the borough. Another point for consideration is that people (students) living on the upper floors of high rise accomodation are also known to be less likely to survive an acute life threatening medical event due to the time delay in paramedics getting to them, or fires either accidental or malicious. I would not want my children to live in this kind of accommodation and they are the young local students of the future we are being told UA92 wishes to attract.	11/6/2017 3:57 PM
297	As per other comments. Please see re. Tram	11/5/2017 8:54 PM
298	My concern is the height if the student accommodation. I think it is too tall. Original houses will be over shadowed. I hope there will be green spaces, trees and flowers. Areas for walking, running and breathing.	11/5/2017 8:13 PM
299	Student accommodation/landscaped area inevitably becomes an eyesore filled with cans, cigarette butts, paper etc etc these people don't care about the areas they are in because they are only there for a couple of years!	11/5/2017 7:11 PM
300	The Birley Fields accommodation blocks in Hulme look much nicer than Trafford's proposed plans. The place looks more open and not overbearing. The current proposals are too big.	11/5/2017 5:16 PM
301	I would like the electric vehicle charging point to be retained or enhanced	11/4/2017 6:42 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

302	The proposed Lacy Street campus would not be an 'iconic feature', it would be an eyesore. A twenty story student accommodation building is completely out of keeping with rest of the largely low rise residential area. This is not Manchester's CBD or Central Salford nor do we wish it to be so, we live in Stretford because we like the existing environment and community. The size of this development is completely driven by squeezing as much profit for the developer as possible by over populating a small site. This would not be for the benefit or safety of either the students or the host which consists of many families and older citizens. The size of the proposal is completely overbearing and out of scale for the area. The last thing many people want is to live in the shadow of a 20 storey development housing a large number of transient students, increased congestion and crime which is always occurs in areas with large student populations. Locating student accommodation on the same site as the campus would be far better. Less impact on local residents, less congestion on roads and already overcrowded public transport and more in keeping with the existing multi story commercial developments surrounding the proposed main campus at Old Trafford. This is why campus based universities tend to have their accommodation and facilities together - on a campus! There is also a demand for parking on the East side of the A56 for those travelling Southbound who wish to use current facilities. The demand will only increase with improved facilities and many students tend to also have cars. Removing current parking whilst increasing the population by upto 1,700 will cause chaos for local residents.	11/4/2017 4:28 PM
303	The introduction of commercial active uses on the ground floors is positive although the demand for such space should be considered alongside the mall redevelopment proposals to prevent oversupply of commercial floorspace which could lead to high vacancy rates.	11/3/2017 4:09 PM
304	Please do not build student accommodation at Lacy St - see comments already made.	11/3/2017 12:28 PM
305	Put the student accomodation at the kelloggs site and put the hotel on the lacy st site.	11/3/2017 10:59 AM
306	I do not agree with the accommodation proposals. our estate is already overcrowded with cars and hard to park. mcdonalds traffic creates lots of problems and there is already way too much litter/ dumping. I think that the accommodation should be either at the mall itself in the old DSS block and/ or nearer to the kelloggs site.	11/3/2017 9:58 AM
307	a lot of student accommodation can attract burglary	11/2/2017 11:50 PM
308	I think residential homes would be better here and just a few cafes / bars along the canal. No retail as this would take away from the mall. I think the student accommodation should be split around the whole Stretford area rather than so many students on one site.	11/2/2017 10:29 PM
309	Not sure Manchester needs more student accommodation	11/2/2017 10:22 PM
310	Worry about noise pollution and the destroying of aged trees close by.	11/2/2017 7:50 PM
311	This doesn't seem like a good place for student accommodation, the junction is already very crowded	11/2/2017 7:39 PM
312	Don't know enough to decide	11/2/2017 6:18 PM
313	Students in this location will place a burden on residents. Increased noise + litter devaluation of property. No consideration to the neighbours as is the case with MMU in Hulme. There will not be sufficient infrastructure to support the increase number of students. Doctors - dentist and hospitals are already under pressure without an additional increase of 4300 students. Poor access to the location of the development.	11/2/2017 6:09 PM
314	The information provided is limited -good location but not at that density - there are other sites should be mixed use	11/2/2017 4:59 PM
315	Why should students from other areas benefit from high quality accommodation? What about local residents? Better use could be made of this area so that local people can access the waterside. Who wants to have a quiet drink by the canal alongside noisy students. (I do realise that not all students are noisy but in the main - they are). Stretford town centre should be for Stretford residents. We pay our taxes year round - students don't.	11/2/2017 3:14 PM
316	Keep sorting office	11/1/2017 6:04 PM
317	The council could have borrowed and built mix tenure housing on the lacey street site.	11/1/2017 4:10 PM
318	it is one one of the busiest junctions in the city . bars in that local with the numbers of students involved would be highly dangerous.	11/1/2017 12:28 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

319	I am a resident close to this site and I am appalled by the idea of building high-rise buildings here, especially student accommodation. The buildings absolutely should be no higher than the other nearby buildings - it is disrespectful to local residents to build a student hall of residence so high that it will interfere with the privacy of everyone around. In addition, the traffic in that area is already a problem, with a dangerous junction recently made worse on Chester Road by taking away the underpasses, so this will exacerbate the issue. The local area should be made more accessible for pedestrians and cyclists instead of prioritising access for motorists and making the roads busier and more dangerous. We local residents do not wish our children to grow up in an area full of students, including bars, takeaways, alcohol and drug misuse, loud music and anti-social behaviour. We also do not wish our neighbourhoods to be dominated by rental properties meaning that we no longer have families as neighbours but rather student house-shares, and prices to rise to the extent that local people cannot afford to live here. Public transport is already not meeting the needs of the local population and this will only get worse if thousands of students move to the area. I vehemently oppose the proposal to build student accommodation in this location - if it must be placed anywhere then it should be closer to the university campus. We must receive a compromise on the height of the proposed accommodation at the very least.	11/1/2017 12:17 PM
320	We don't need high rise block , keep it open and light , people like to sit in the sun , it encourages the use of space	11/1/2017 10:30 AM
321	The scale, height and type of use (halls of residence) of the development is not at all appropriate for the town. Such a large high rise building will dominate the area, which is residential and not at all high rise. Such a large and immediate influx of students will swamp the area's facilities as there will be no time for services to adjust to the expected increase in traffic and foot fall.	11/1/2017 8:30 AM
322	Again- I agree with the development of Lacy Street to benefit the community. However the idea of building PBSA to me seems only to serve the investors...	10/31/2017 9:56 PM
323	As stated previously, there needs to be a clear plan of how the sorting office will be relocated locally to continue to provide for local residents.	10/31/2017 10:28 AM
324	As noted in earlier comments, the size of the development is too big in relation to the other properties and buildings in the area. Students bedrooms are fine, but the numbers should be reduced to below 1000 (not 1500 as currently proposed in some literature). Providing cafes, bars and the like onto the canal would be great, and if done well could really benefit the area, but these needs to be tailored to residents requirements and used by students, not cheap bars and take aways for students as these would not be used by residents. If the amenities are mainly for students they will be empty or closed for 5 months a year which will not benefit the area and will actually be a detriment to Stretford.	10/30/2017 8:03 PM
325	Please see previous sections.	10/30/2017 7:13 PM
326	No to student accomodation- any and all housing developments in that area should address the severe deficit in affordable family housing	10/30/2017 4:30 PM
327	I live close to Lacy St and fear that a 20 floor building akin to the tower block on the round about will have a huge impact on the area. The dominance of the building will feel like a massive eyesore that will not welcome people to the commercial space behind it. It will be intimidating and not blend with the architecture surrounding it. Need more detail on the infrastructure above ground and below (sewers) etc have been developed to deal with so many more people. Has TfGM been consulted on extra trams? Need more detail on the materials that will be used to cover the buildings - you can see the difference investment in this makes from looking at the new builds in Manchester. More detail on what will be included in the commercial space to ensure this will appeal to the general public,	10/29/2017 9:05 PM
328	I am supportive of the majority of the proposals forwarded by the 'master plan' other than the proposal for residential development on Cross Street. As a resident of the street I am against this proposal because I feel that our green spaces need to be protected-the age and size of the trees act as a natural barrier/filter to the CO2 emissions from Chester road, act as a natural sound barrier and add to the picturesqueness of what is a heritage sight. Furthermore, I would be very worried about parking as it is already very busy- particularly on match days.	10/29/2017 6:51 PM
329	A 20 storey tower block on this site seems excessive - has this need been fully scoped? There is not enough information in the consultation to have an informed view on this. We don't want to end up with a 20 storey underutilised 'white elephant'.	10/29/2017 4:14 PM
330	Don't think it's right to put student accommodation, housing 1,700 students, next to where elderly people live. And in the middle of local housing.	10/29/2017 3:03 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

331	The plans for development of this site concentrate too many new residents into too small an area. Additionally, the plans for a 'landmark' tower block are laughable. We already have one of those in Stretford—in the form of Stretford House—and it is an ungainly eyesore. Why put up another one right next to the A56/Kingsway junction, where it will overshadow the ACTUAL landmark buildings Stretford already has, in the Public Hall and the Essoldo?	10/29/2017 11:34 AM
332	Does the new high rise accommodation have to be that tall? Lots of people are concerned about how it will impose on the landscape. What will it look like? Several residents have had a go at mocking up what it will look like at the junction and posting it to Facebook but it would be good to see this from the developers.	10/28/2017 3:10 PM
333	I am supportive, change has to happen. Just dreading the noise and disruption of the building process and not sure I want to spend my later years living in the middle of a student village.	10/28/2017 1:32 PM
334	There should be parking. The accommodation should look good, not cheap or like student accommodation. I think it should be gated for safety.	10/27/2017 4:17 PM
335	The regeneration in Hulme is a great example of new student accommodation helping the surrounding area to continue to thrive. if the plans are akin to this then I am supportive of this.	10/27/2017 11:53 AM
336	As in comments made earlier.	10/26/2017 8:53 PM
337	I live approx 5 mins walk from Lacy St towards Longford Park. I do not feel that small area of land could accommodate what is proposed. Opening up the area to the canal is lovely but this all needs to be low level as in Sale. I absolutely do not want a high rise block of student accommodation. 2-3 stories is fine with bars or shops or restaurants on the ground floor that do not stay open late at night to encourage noise and antisocial behaviour late in a predominantly residential area. The area could again be open, have outside spaces and trees to look at. I do not think a tower block will improve the vision of Stretford as you approach from the motorway- You want to see the Essoldo, St Matthew, St Anne's, and Stretford Public Hall. Along with that trees and natural beauty. If the mall is to stay why not use the upper floors of the mall to provide student accommodation? Similar things have been done on Oxford Road above the row of bars and shops. These are 2-3 stories high and look out over Whitworth Park. I feel strongly that I do not want to look out of my back bedroom windows and where now I can see St Anne's tower, is see an additional tower block!	10/26/2017 3:28 PM
338	The tower block is far too big. It will be built on the cheap and what will happen in a few years when UA92 goes into administration and the council is left to pick up the tab?	10/26/2017 12:25 PM
339	NO TO STUDENT ANYTHING HOUSING UA92 ETC GET THE IDEA AND LEAVE OUR CANAL AREA ALONE WE WANT THE GREEN AREAS LEFT ALONE	10/26/2017 11:11 AM
340	The plans for the Lacy Street area provided so far by the council are totally misleading. They give totally the wrong impression of what we will actually get. The 20 storey building right on the corner of the A56 and Edge Lane does not give the impression of a "gateway" to the town. Landscaping, what landscaping? You are getting rid of a lot of mature trees and putting in what exactly no one knows? The area is already subject to poor air quality and this will only get worse with time. Why do Sale have really thorough plans designed by Civil Engineers etc etc and we get a rough sketch done by a trainee?	10/25/2017 9:23 PM
341	I completely disagree with the proposal for the Lacy Street especially the height of the proposed block.	10/25/2017 8:22 PM
342	The height proposed is disproportionate to any building nearby	10/25/2017 6:26 PM
343	A 20 storey accommodation block in the centre of the town would not be pleasing to the eye, it would also take away valued car parking space. We need to attract people in to Stretford so taking away where they can leave their car is counterproductive. If the UA92 plans go ahead why don't you use the disused B&Q building on Greatstone Road. Not only has it got an extensive carpark, it is a bigger site so the accommodation block will not have to be so tall. The students will be nearer their campus on the Kellogs site. (Alternatively, if the footballer owner of Hotel Football wants to build an academy on our doorstep maybe he should put the students up in his hotel!) If you are going to provide more general residential accommodation in the town centre then it would be good to see the derelict building behind the Essoldo used.	10/25/2017 3:16 PM
344	I am very concerned that the student accommodation development will be too high and not be in keeping with the surrounding area. I am also concerned that years of building work will cause disruption to the local area. Would it not make more sense for the student accommodation to be spread about Stretford and mixed in more to blend in more and make more use of empty buildings i.e site 11 vacant Building adjacent to Joseph Gleave & the old B&Q site .	10/24/2017 6:30 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

345	The buildings are out of keeping with nearby buildings. What health services will be available for the students?	10/24/2017 12:58 PM
346	Lacy Street is a deprived area with a few social problems already. I don't think that students will increase that but as long as enough provisions are included for things like increased refuse collections and security then I'm in favour.	10/24/2017 11:44 AM
347	I am concerned that there may be more noise and and anti-social behaviour in the area.	10/23/2017 8:40 PM
348	Same concern re parking	10/23/2017 4:01 PM
349	This site is not derelict and does not need developing. Greedy council.	10/23/2017 12:15 PM
350	As above previous concerns regarding local house prices dropping due to influx of students	10/22/2017 8:51 PM
351	It would be good to use the site to improve the access to the canal towpath.	10/22/2017 7:42 PM
352	sounds all good. Atlas plumbing say they will not move?	10/22/2017 6:17 PM
353	I have grave concerns regarding the Student complex on Lacy Street. Already the impact on on street parking is noticeable as metro and Mall users are parking on the estate causing congestion, in particular to the Crossford Street entrance with traffic 'backing up' trying to get in to McDonalds. As there is no yellow box it makes it even more difficult to cross over safely. The influx of 1700 students onto the estates really bothers me as I don't believe the estate has the infrastructure or any proposed support to manage the student traffic. I also have concerns about the 3 storey townhouses on the Bridgewater canal. The size increases privacy issues for Cooper St residents. I see no need for a parking space and a garage or indeed 3 storeys. Removal of one way system on Lacy street, providing 3 access points onto the estate, currently there are two. Yellow box on the cross over Chester road onto Crossford St and a 'keep clear' road painting at the entrance to McDonalds crossing across Crossford Street to the new Window box place. Security & possible curfew measures on the Student complex on Lacy Street, and surrounding streets on the Estate to monitor ASB.	10/22/2017 12:18 PM
354	I don't necessarily mind the area being redeveloped, providing there is still room to access the Post Office and providing it isn't a high rise building which would fundamentally change the space, feel and visibility.	10/21/2017 1:40 PM
355	Reduce the height of the tower blocks they will look absurd. This is Stretford not New York	10/20/2017 5:38 PM
356	Like I said earlier to have students accomadation you also need amenities like cafe bars etc and not just one or 2 ..you will need quite a few..which I have no objection to .	10/20/2017 3:51 PM
357	Cheap high yield student temp housing with no parking. The proposed bars/restaurants will be no better than the offering in Hulme. Don't see how this benefits anyone except investors.	10/20/2017 2:42 PM
358	Lots of students in a high rise block? Horrible idea	10/20/2017 1:23 PM
359	12 to 15 stories would be high enough.	10/20/2017 9:50 AM
360	I think that the proposed development of the lacy street site is detrimental to Stretford. The sheer size of the development is not in keeping with the rest of Stretford. The doesn't seem to be any thought process gone in to the strain on area from the increase in population - doctors, public transport etc. I also question whether the students would want to live there when there is basically a current student village in the Hulme which isn't to far away	10/20/2017 9:28 AM
361	Provision of secure bicycle storage	10/20/2017 9:09 AM
362	a 20 storey tower block seems v high and not in keeping with most other buildings in Stretford - is this amount of student accommodation really needed?	10/19/2017 7:06 PM
363	Good luck with that as lacey street is the roughest street going!! Use refurbished salford and crime rate went up. Put students near lacey street, crime rate will soar!!!!	10/19/2017 5:28 PM
364	I can already and regularly do access the canal at this site for family walks/cycle rides/runs. I like that the space is open and not overlooked especially by tall buildings encroaching on our skyline. These simple things help to maintain a sense of well being and a feeling of access to open countryside on our doorstep- one of the reasons why I enjoy living here. I feel building high rise student accommodation will alter that and I'm concerned it will set a precedent for further buildings of that size on the edge of the canal. Rather than improving well being and mental health for residents, my concern is it will have the opposite effect	10/19/2017 5:23 PM
365	Important that the accommodation is decent quality and attractive with adequate parking. Also it needs ensuring that any adverse impact on the local area is mitigated. Eg. traffic, litter, noise.	10/19/2017 1:14 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

366	Do not like the thought of tower blocks being built there	10/19/2017 9:45 AM
367	Cons: Does not socially represent long term investment in the local community. Could be made to much greater use as overflow car park or relocation of in house marketplace for independent businesses & creative outlets.	10/19/2017 3:05 AM
368	Hideous high rise buildings will be an eyesore. Also why should the residents have to have such a building in front of their terraced properties? Poor idea. Not welcome! Why are students being accommodated in and around this residential area of the borough?	10/18/2017 8:28 PM
369	If it must be student accommodation give us something like Birley fields not the proposed 20 and 10 storey buildings I think the hotel or residential housing would be best suited here. Traffic management is an issue no parking on site is ridiculous. How will you manage students moving in?	10/18/2017 8:24 PM
370	the size does concern me a little	10/18/2017 2:48 PM
371	Concerned about student accommodation	10/18/2017 9:50 AM
372	Can't the accommodation be built near the Kelloggs building on Talbot Road , surely there's more space there	10/18/2017 7:00 AM
373	NO	10/17/2017 11:06 PM
374	As long as their is fair mix of affordable private and social housing, apartments and not too many student sites. Buildings should be no more than four or five 'storeys' high especially in the town centre. This is a suburban area, not New York and the skyline should not be dwarfed by high rise buildings.	10/17/2017 8:53 PM
375	WE DO NOT NEED 20 STOREY TOWER BLOCKS ANYWHERE IN STRETFORD!!!!	10/17/2017 3:40 PM
376	I am concerned about losing the sorting office.	10/17/2017 2:21 PM
377	An exciting development.	10/17/2017 1:19 PM
378	That site is far too small to have an 20-storey building that is not in keeping with its surroundings, the crossroad is already at full capacity and cannot cater for such an influx of people	10/17/2017 9:57 AM
379	Where will the current residents of Lacy Street be rehoused and is there provision for them to move back to the area where alot of them have been living and built their lives and families around. Have free access to the water system is a good idea but what safety features will be put in place	10/17/2017 9:01 AM
380	This will have the biggest impact in Stretford since the arndale was built sohad to be done right. The buildings have to be high quality and look good. Not like the two towers recently built on Pomona. It needs to be ioen, not gated so the canal is accessable. The tower needs to be in proportion and would be better T the canal side of the development not in the corner. We don't need to landed to an egotistical architect who wants to create a "landmark". It has to work.	10/17/2017 9:01 AM
381	Minimising the height of building here is my primary concern. A 20+ floor high building will bring privacy concerns to properties along Trafford Grove.	10/16/2017 11:07 PM
382	Too much student accommodation	10/16/2017 9:17 PM
383	An excellent opportunity to kickstart investment and regeneration in an area of the town which contributes very little.	10/16/2017 7:27 PM
384	The former Essoldo building would make a perfect pub and grub venue rather than a bar on Lacy St.	10/16/2017 1:35 PM
385	Please see my previous comments	10/16/2017 1:30 PM
386	As stated previously about night working.	10/16/2017 12:35 PM
387	I'm all for progressive ideas and always champion education but as a local resident I'm keen for assurances that public services, including transport infrastructure, grow with the increased demand placed upon them by the influx of people these proposals will hopefully bring.	10/16/2017 10:47 AM
388	Where will the sorting office move to, have you taken into account that not everyone has a car to pick up their parcels and also take into account residents might have to catch 2 buses	10/16/2017 10:29 AM
389	I am concerned that the buildings on Edge Lane between Chester Road and the canal be revitalised and occupied - a nearby student hall of residence would provide much needed customers to these premises if occupied by retailers/take-aways etc	10/16/2017 9:43 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

390	1. The Royal Mail sorting office is a main hub for local residents to collect their undelivered mail and parcels, take this away from the immediate area and people will suffer having to go long distances to who knows where. Not everybody will be able to travel to collect their items, such as the disabled and elderly. 2. The area proposed for the student accommodation is totally wrong. The area will not be able to cope with an influx of 1700 students. Local facilities and services will suffer from an increased presence of people. 3. Add to this the increase in new residents when new housing stock is built, will be a recipe for disaster for both local services and transport.	10/15/2017 4:16 PM
391	no just students who are here part-year and temp	10/15/2017 12:54 PM
392	Will we lose any homes in t the area.their is access to the canal that TBC put in place	10/15/2017 11:08 AM
393	I am, in theory, in agreement. I worry about canal access to large groups of students because of accidental drowning and also the possibility of using it as a dumping ground. So, ideally the development would include the canal, but I don't know if I would provide direct access to it.	10/15/2017 6:39 AM
394	I'm not opposed to the buildings. However, I'd like to see more parking facilities at Stretford metrolink station. I also think CCTV should be installed along the canal	10/14/2017 10:37 PM
395	20 storey tower block, will be an eyesore. Also concerned about the rise in population nos. It will mainly be a student area, not welcoming for the local population. Traffic congestion will be worse. Also do not wish to lose the much used sorting office.	10/14/2017 9:36 PM
396	DO NOT build a 20 storey building on the corner of lacy street/edge lane - there is land for sale on other side of canal which would be ideal for a 'taller' building and is still in area. Also got iron site which would be ideal and would mean students could not 'jump' the tram for one stop to get to the uni location	10/14/2017 7:20 PM
397	too much development totally alien to the vernacular, out of scale	10/14/2017 7:12 PM
398	I'm not a Lacy Street resident, but I can see how concerning the idea of student accommodation next to where families live would be.	10/14/2017 6:58 PM
399	The height of the proposed student campus building is disturbing. It will be visible for quite some distance and is not something local residents wish to see. There are many ways to create a landmark building without creating a high rise carbuncle on the skyline. There is also the loss of the sorting office. Without alternative arrangements it means residents travelling several miles to collect undelivered mail	10/14/2017 6:47 PM
400	I have some concerns about the proposal of	10/14/2017 6:02 PM
401	As a resident of lacy street and having not received any information personally i am worried on the stress this will have on local resident's in terms of parking and children being safe to play on their own street without fear if being run over by the increase of traffic	10/14/2017 6:00 PM
402	While absolutely not opposed to the proposals put forward for a student campus it is the scale of the development and the proposed height of the building(s) that is of concern, whether it is perceived as a landmark or otherwise. There is also the loss of the RM sorting office. Local residents can currently walk to pick up undelivered mail if this goes without any other local arrangements people will have to travel several miles to pick up undelivered mail. There is also the loss of affordable parking. During the day this car park is almost always full with users of the metrolink. With a partial loss of the car park during the current road works we have seen an increase in all day parking on nearby residential roads. The permanent loss of this facility is likely exacerbate this further.	10/14/2017 5:11 PM
403	Not another Grenfell Tower tragedy please. Latest fire fighting equipment and escape routes for tower blocks. Ensure the fire and rescue services are equipped with suitable equipment such as extending high rise ladders.	10/14/2017 5:06 PM
404	Student safety is a concern Will the bars and restaurants be cheap low level bars geared to the students and not family residents who would like better evening facilities A Major concern is lack of consultation all have I have seen is through social media no letters until this morning when a leaflet arrived A lot of older residents do not use social media and you have not sought their views It has been presented as a complete plan of action everything is lined up already university stUdent accommodation so really feel asking for views is simply a way of you saying yes we consulted but do not feel confident you will take on residents views at all the regeneration now seems based on students coming into the area and not on the residents who have lived in Stretford for years	10/14/2017 4:25 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

405	Don't let the student accommodation generate takeaways, litter and nuisance. (see Fallowfield/Withington) Must be properly managed to keep rubbish and recycling under control. Keep the trees (see above). Don't build too high. Make sure accommodation is genuinely affordable. Preferably LA/HA tenancies desperately needed.	10/14/2017 3:41 PM
406	I live on Lacy Street and I am very disappointed that I have not a information on this to my house as we are the once that will have to handle 1,700 student on the road which is a one way street we have trouble with traffic not and with the plans that are in place we will not stand a change. the student will be right next door to a elderly resident and I feel that this has not been taken in to account on the impact this will have on them. and that fact that there is only 3 ways on to the estate which will put a lot of pressure on there area. Having bar,cafe,etc up right next to the canal will cause a increase in little and crime. We don't want a 20 story flat at the bottom of the road why can you build where the old sport center will if they are building a new one. and but something else there as we are not given an information on this and we are the main one that will be impacted on daily bases	10/14/2017 3:11 PM
407	Concerned that this area will turn into a student only no go area. From what I have heard, the building will be 20 storeys? That size of building would be an eyesore	10/14/2017 1:49 PM
408	Just a little worried about introducing another "ugly" tower block.	10/14/2017 1:05 PM
409	I would like to see further details about how the roads are going to be changed, and what impact this might have on the flow of vehicular traffic	10/14/2017 12:45 PM
410	The master plan shows a 20 story building which is to high and will overshadow the surrounding houses . In my observations a lot of students have cars and need parking space.	10/14/2017 10:27 AM
411	Not appropriate for the area. Too high. Social housing accommodation is required for local families who can't afford to buy or rent private and are living with their families or struggling because they are renting accommodation privately and are not entitled to benefits to help them. Trafford has no social housing I believe. Disgraceful.	10/14/2017 10:10 AM
412	Small canals to allow travel from town to Stretford like in Dubai for 1 dirham which lets you sail the canal	10/13/2017 10:53 PM
413	This area is already busy with traffic and have congestion during office/school times. Please take this into consideration	10/13/2017 9:45 PM
414	Not happy at all about the proposal to close the lacy street sorting office. If the plan is to close stretford leisure centre why can that site not be used for residential/student accommodation?	10/13/2017 9:00 PM
415	Student accommodation is not the answer- think other proposals should be considered.	10/13/2017 7:38 PM
416	This area is already hugely congested and will only be much worse with the addition of the Lacy Street towers and their transport needs. Apart from the facade of the Mall, this is the nicest looking stretch of Stretford with its listed buildings (Essoldo, St Matthews, Stretford Public Hall and St Anns Church) and mature trees, and these will be dwarfed by this huge monstrosity. The trees are not even included in the plans which is a huge mistake and a health risk as they absorb a lot of road pollution.I really don't see the benefit for the community: none of the surrounding areas are being developed, such as around Lacy Street, when they could really do with some investment. The Mall would benefit from a reduction in rents to get businesses in, I have a retail business and when I looked it cost me the same to rent in Chorlton as it did in the Mall which needs a huge facelift. If it was full and had a good offering of retailers then people would come. I worry about the public transport links too as this number of extra people will require large numbers of buses and trams. Chester Road is bad enough without becoming clogged up like Wilmslow Road in Fallowfield. Finally so many houses will have their light and views blocked by the tower including myself. Why not put this building on Talbot Road where far less residents would be affected by the changes	10/13/2017 6:31 PM
417	This is a real family area and I'm worried what the impact of a 20 storey high rise will do to the community spirit. Why can't the flats be above the existing mall? Why do they have to be so tall? The new development in Hulme is a great example of student accommodation with independent cafes and shops. It would be great if it could be like that. Tastefully done with the community taken into consideration	10/13/2017 6:16 PM
418	Far too extensive - a 20 storey block would not blend in with the location near the canal and would overcrowd the area - needs reviewing.	10/13/2017 6:15 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

419	Destroying the green space that exists there is a bad idea. To have an imposing 29 storey high rise isn't going to do anything for the regeneration of Stretford. Can it not be more like the development in Hulme? Green spaces, flats but not too tall, independent cafes and shops.	10/13/2017 6:03 PM
420	Number of floors and how imposing the building will be? access and security for the residents (students and existing on estate). My suggestion would be integrate the accommodation with the existing Mall building - build on top or convert existing space into accommodation. develop this building and then make the Lacy Street site a independant retail and leisure space for the community with access to the water.	10/13/2017 6:01 PM
421	the proposal is for too many students c1700 on this small site, that would necessitate a tall high rise building, despite what the Masterplan states this will not be attractive and will be out of character for this site. A much smaller number of students should be accommodated on this site with lower rise buildings if the proposal is to go ahead.	10/13/2017 5:41 PM
422	Please, please no - seriously!?! Again, do you actually expect us to believe this would benefit the residents? This would be an eyesore with cheap tack fast food joint and student bars - more rubbish for the canal! I would keep well away from the area - I did go to UNI but why would we want to mix with students now? Have you actually looked at the demographics for Stretford?! Take a look further down the canal -The bridge, Sale.... come on please. Don't try to tem us with bars	10/13/2017 4:23 PM
423	This area would be far better suited to residential housing and local businesses (Sale Waterside is a fine example of what could be achieved). Student accommodation here would isolate residents and create huge divisions in the community. There has been massive problems with crime and antisocial behaviour in areas such as Fallowfield, Hulme, Rusholme, etc. all closely related to the student areas.	10/13/2017 4:06 PM
424	See previous comments regarding the Post Office Sorting Office	10/13/2017 2:36 PM
425	As mentioned earlier I think a more modest student accommodation campus is more suited to this site than a high rise block.	10/13/2017 2:08 PM
426	I don't know where Lacy Street is	10/13/2017 2:04 PM
427	Where will other students live that go to the university? High rise accommodation pulls an area down not improve.	10/13/2017 1:59 PM
428	Once again complete disaster and not needed due to the crime rate rising and yobs causing trouble then moving on once trouble has been caused and course has finished this absolutely needs to be rethought and should not go ahead.	10/13/2017 1:28 PM
429	no idea where this is!?	10/13/2017 1:13 PM
430	20 storeys is too high for the buildings, it shouldn't dominate the landscape. Once again I'd like to see a competition for the development where the community votes the winner	10/13/2017 1:01 PM
431	The density of people to be placed on this site seems excessive. I worry about the impact it will have on public transport, particularly the tram which is a nightmare to get on at rush hour already. Would several smaller halls of residence spread out across stretford be a more sensible option. Or alternatively a larger site where high rise buildings would not be necessary.	10/13/2017 12:57 PM
432	I think this is great but I wouldnt associate it with Lacy Street as its well known for being run down and I think it would be hard to get past this so a new, fresh name would be great.	10/13/2017 12:38 PM
433	I am worried that the increase in traffic in this area will mean that there is no suitable year round route (the canal is not a viable option) for young children within the catchment area for St Matthew's School getting to the school without having to go down the very heavily trafficked Chester Road.	10/13/2017 12:37 PM
434	The current plans show no sensetivity to local residents, or their current and future needs. Buildings shoukd not conflict with the majority of rexisting infrastructure.	10/13/2017 12:11 PM
435	I strongly disagree with a tower block. Absolutely not. I full intend to take legal action for the reasons outlined above.	10/13/2017 12:04 PM
436	I am sure that any attempt to 'landscape the area overlooked by the main highway will be an improvement on the present state of things.However i am not convinced that any facilities made availableto students there will have any relevance to other residents and I do not think they will use them either. As mentioned previously, the high rise accommodation blocks proposed look out of keeping with the area as a whole. Parking facilities will need very careful consideration.I do not think a huge car care adjacent to Chester Rd 'fits the bill'!	10/13/2017 11:52 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

437	I do not believe a 20 Storey high building is fitting in the area or in light of Grenfell is safe in the most people's views	10/13/2017 11:39 AM
438	Again not 100% disagree - the questions and tick box statements are VERY LOADED. you wonder why residents do not trust the council! Im concerned about the amount of apartments and the type. Im very very very concerned about the high rise especially as have family living in other high rise in Trafford. I think they should banned, tooo high a risk as we have seen with the fire at Grenfell and how poorly built/maintained tower blocks are in general - even more of an issue here doe to there being less regulations for student accommodation. I notice alot of people also do not like the high rise in respect to keeping in character with the area, there are houses nearby and historic buildings. Whats the prhase - a blot on the skyline?? Think the developers should stick with low rise buildings if that area is to be developed.	10/13/2017 11:18 AM
439	Concerned about height of proposed building and impact on area - 20 stories is not in keeping with the other architecture in the area (barring one other eyesore tower block which I sincerely hope would not be built if proposed today). Care must be taken not to overwhelm or overlook existing residential (e.g. terraced) areas which could impact house prices and desirability of Stretford property.	10/13/2017 11:06 AM
440	The Lacy St. is already very well used as a carpark, often to full capacity. Where would visitors to the proposed site with student accommodation, cafes and bars park their cars without impacting on the permanent residents nearby ??	10/13/2017 9:22 AM
441	The space is adequate for carparking for visitors to the Public Hall and customers for the shops on Chester Rd. If residences were built, where would the owners park their cars that would not affect the availability for the local permanent residents ?	10/13/2017 8:54 AM
442	Building accommodation specific to Students is unacceptable as it hives off an area that can only ever be used for one type of community housing. Building high rise in an area that is almost totally low rise is another drawback that will not improve the area for the existing community.	10/13/2017 8:00 AM
443	I am very concerned about the density of accommodation in the proposal. 20 storeys is too high and will dominate the area. That number of residents will also add to the already badly congested roads. Consideration must be given to improvements to the edge lane/king's road junction which is already impacted by the recent public realm changes. It is very dangerous. Can section 106 funds be used to improve this junction ? There must be a right of way maintained through the area so that this is not closed off to local residents. How will the investment be raised for the scheme? Will it be offshore, will tax be paid appropriately, how do you make sure of that? Can there be a requirement for a campus manager who will be able to address any issues that arise and will support integration with the local community e.g with residential home on Lacy St.	10/12/2017 10:19 PM
444	Don't make it a fenced in area just for students.	10/12/2017 10:00 PM
445	Do not think that flats 20 storeys high are appropriate.	10/12/2017 9:56 PM
446	Strong objections to the planned proposal	10/12/2017 9:12 PM
447	This type of massive student accomodation development is not beneficial in most of the areas it has been implemented in towns and cities in NW England. How does this benefit the local community?	10/12/2017 7:56 PM
448	wrong place for a 20 storey towerblock.	10/12/2017 6:56 PM
449	Jamie carragher was better than Neville	10/12/2017 4:52 PM
450	My concerns are noise, security and the strain on services, in particular the road and tram network.	10/12/2017 3:34 PM
451	I think the amount you are proposing is too much, I believe it should be smaller	10/12/2017 3:33 PM
452	There should be an option- generally agree with specific concerns. This is THE issue for most folks. Volumes. Too much high rise	10/12/2017 2:45 PM
453	I live so close to this, it is going to be horrible the amount of students that will come flooding in.	10/12/2017 1:44 PM
454	The sheer scale of this development is ludicrous. It should be scaled back considerably.	10/12/2017 1:42 PM
455	The bridgewater way should be open to all not just those who buy flats there. Tower block is too big. Shops should be in first part of build and open to everyone.	10/12/2017 9:56 AM



## YOUR SAY – on the Stretford Refreshed Masterplan

456	I am against the development of student accommodation on this site but for residential ,private and social housing ,commercial spaces and the access to the bridgewater canal from the town centre for the benefit of the whole community .	10/12/2017 9:08 AM
457	See earlier answer.	10/11/2017 10:33 PM
458	This is the wrong development for this site! It's ridiculous to put a 20 storey tower on this site. Students will not add stability to the area. They are away on holidays for huge chunks of time. The development will increase risks of drinking and drug problems, litter, safety at night etc and ultimately put people off moving to stretford. If people in stretford had wanted to live near students they would live in fallow field	10/11/2017 9:18 PM
459	Main concerns are the introduction of tall buildings suddenly to a relatively low rise area (what will it do to the aspect of the listed buildings which Trafford make such a thing of in their presentation?) Also, as mentioned before, are there any plans to make more trams available to take up the massive increase in passengers?	10/11/2017 9:02 PM
460	RE Lacy Street: Where does the investment come from, council tax can't fund it. Has the need to ensure adequate GP and other health and social care provision is in place if many new people are to populate the area. There needs to be investment and development but it shouldnt be disproportionate to the needs of the rest of Trafford unless it can bring out benefits for the whole of the area. As a non Stretford but Trafford resident I want the whole area to see benefits from investment. I wonder how this will benefit the whole of Trafford. It will hopefully bring along with investment opportunities to generate income for the area - what will this be and what will it mean for Trafford.	10/11/2017 6:48 PM
461	Totally disagree with this proposal and cannot see how this will work in the long term if passed. How will this benefit the local residents/Stretford area? Stretford becomes a transient community if this is passed!	10/11/2017 5:29 PM
462	The proposed tower is too high, Will it be privatised dressed up as a public place.	10/11/2017 3:48 PM
463	Congestion/noise	10/11/2017 2:56 PM
464	The residents of this area are some of our poorest. Introduction of cafes and bars will only help them get into more debt or the good ones become tempted to steal. Large influx of Students to this area will be unbeneficial to the local residents and the students themselves.	10/11/2017 2:26 PM
465	My concern is specifically around the visual aspect of the planned 20-storey apartment block proposals on corner of Chester Road & Edge Lane	10/11/2017 1:45 PM
466	The scale of the main block is out of step with the surrounding area and therefore a high standard of architecture and build is required not to have a large negative impact on the area, this is not clear from the proposals. The loss of the Post Office sorting office which provides a valuable service to the local community is not addressed in the masterplan, where would residents including the elderly and disabled be expected to travel to collect their mail? There are no details of what the proposed commercial spaces are or when they are expected to be delivered. The influx of 1800+ residents to this area whilst removing some existing parking is not addressed, a considerable number of students would probably have vehicles of their own, how will parking needs be addressed?	10/11/2017 12:41 PM
467	The 20 storey would seem to be out of keeping with the area. Lower rise development would be preferable	10/11/2017 12:32 PM
468	A 20 storey building is too high, it is dangerous and not aesthetically pleasing. I would be more inclined to support proposals for more buildings with less floors, even if it means the loss of some of the green space at Turn Moss. I have to raise the point again about travel from the site to the university campus, the current infrastructure would not allow this.	10/11/2017 12:16 PM
469	Again, I heard that the plan was for building up to 20 storey high this would dwarf the neighbourhood, and I would have to be against such development I have issue with the influx of such a large quantity of people in the locality, with no thought expressed with regards to GPs and transport all through the plans, quite a few times, there is a mention of cafés and bars. How many of these do you think Stretford requires? is this the type of regeneration bringing quality employment to the neighbourhood?	10/11/2017 12:09 PM
470	I am very concerned and worried about the height of a 20 storey high block of flats.I live very close to the proposed building and do not want my family's and others to have their privacy invaded	10/11/2017 12:05 PM
471	Lacy Street needs redevelopment. The tower could be too high. It will be an incongruous development and will attract crime.	10/11/2017 11:50 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

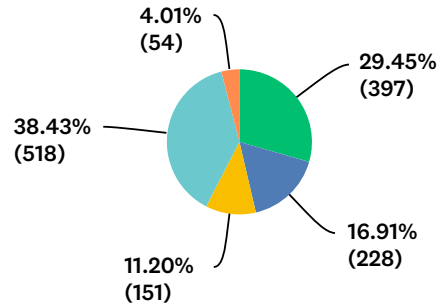
472	Removing a parking area which is used by metro users, users of fitness centre in Mall. Also removing the only local and accessible electric vehicle charging point.	10/11/2017 11:38 AM
473	The height of the tower block will be a blot on the landscape and it needs to be the same as the rest of the plan universal in height and space as the plan shows 2 better access across the a56 for the students i.e. Crossings the present is not viable and not safe for the volume anticipated .	10/11/2017 11:13 AM
474	High rise student accommodation is not right for a residential area.	10/11/2017 9:46 AM
475	Restrict the height to 4 floors on lacy St. Use alternative sites for large tower blocks, EG space behind aldi/metrolink OT, space near police HQ OT.	10/11/2017 9:15 AM
476	Again my only concern is the height of the multi-storey which can over shadow the surrounding area. Also there are concerns regarding the flow of traffic to deal with the massive influx of residents.	10/11/2017 8:18 AM
477	The student tower blocks will ruin Stretford.	10/11/2017 8:10 AM
478	A large amount of residents that I have been in conversation with are extremely concerned about where the students will live once they leave halls. We do not want a house full of students living next door.	10/11/2017 7:32 AM
479	Ensure that community concerns about the size of the flats are listened to and dealt with.	10/11/2017 6:22 AM
480	Are there plans for community services such as a doctors surgery? I don't know how the already struggling GP services in Stretford will cope with such an influx of new residents.	10/10/2017 9:50 PM
481	The influx of new residents will require adequate investment into public health services. Local clinics and health centres are already exceedingly busy with long waiting times.	10/10/2017 9:04 PM
482	No to 20storey accommodation in the light of Grenfell tower I think it is insensitive to think students should live in such a high rise and dangerous, they are one of the high risk groups for starting fires. Student accommodation is generally 5-6 storeys why have we go 20 planned!! Too many students for this site. Spread them out around the central site. Parking needs addressing. I have 2 sons at university when they move into residence they travel with a boot load of stuff. How will that be managed in such a small site.	10/10/2017 7:21 PM
483	The proposal of 20 storey tower blocks would be ugly and not in character with the area. Student accommodation needs to be supervised to ensure correct use of area. I doubt this would attract family friendly cafes and business. Again cheap and tacky outlets to serve student population.	10/10/2017 7:14 PM
484	Lacy Street is not that big an area so how will all the students fit into the small area? Can the buildings opposite that area on Chester Road( part of Stretford Arndale) be turned into additional student accomodation to support this and also make use of unoccupied space?	10/10/2017 6:43 PM
485	As long as restrictions are enacted on the kinds of businesses that can be attached to the student accommodation and nearby I am supportive. Edge Lane is a mess currently. It would be made actively worse by a glut of takeaway shops, though - this cannot be allowed to happen.	10/10/2017 6:07 PM
486	I am disappointed that the subways were removed considering there would be an increase in pedestrians with rhis proposal.	10/10/2017 6:06 PM
487	It is important that the accommodation is not too imposing upon the local landscape	10/10/2017 6:04 PM
488	The sheer amount of accommodation proposed will create problems with traffic and travel. The A56 is already congested, local services are already overstretched. Will local residents want you use bars and cafes on a student campus, I will certainly have reservations?	10/10/2017 5:41 PM
489	Seems too big for the plot. Something that high will not blend in well with the townscape. What about student parking? Need infrastructure improvements for doctors, dentists, buses, trams, schooling for students kids	10/10/2017 5:29 PM
490	I live on Trafford Grove and think the proposed scale of the Lacy Street development (I've heard 20 storeys) would overshadow the town centre, canal, local residents... The plans would also need to include adequate parking for the proportion of 1700 students that have cars.	10/10/2017 5:27 PM
491	Due to the proposed increase of students this is going to affect the already strained infrastructure of Stretford as a whole and the thought of a 20 storey building is ridiculous. Parking on Lacy Street is already bad and with the removal of the car park it's only going to get worse and affect the local residents	10/10/2017 5:24 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

492	The tower block is too big and needs reducing in height. The area should not only cater for students but should also contain affordable homes for locals. So there will be a mix of locals and students otherwise the area will be like a ghost town during the summer then students go back home or start their holidays.	10/10/2017 5:11 PM
493	I have concerns regarding the 20 storey height of accommodation, the utilising of current green space for development which will include the felling of mature trees and damage the habitat for wildlife including birds and pollinators	10/10/2017 5:08 PM
494	20 storey building too much - other options available	10/10/2017 5:06 PM
495	I welcome the vibrancy of students in the area just two main comments 1. The artist's impression show a 20 story tower block for student accommodation on the corner of Edge Lane Chester Road this I believe is ugly, oppressive to the surrounding area, a throwback to the 70s and not community friendly living for the students to be stuck in a "Matchbox in the sky". Yes build the same number of units but in lower rise blocks 2. Guarantee that you will retain the existing trees in the area. All this is achievable just challenge the architects a little bit more :-)	10/10/2017 5:00 PM
496	The pictures look very shiny and attractive but we all know that there are a lot of cheap and poorly designed tower blocks dotted around Manchester and we don't want this to be another eyesore. The plans should be scrutinised to ensure that they have architectural merit and will truly enhance the area, rather than just being a cheap means to an end. I know that residents closer than me to the site are concerned about having such a large tower block overlooking their homes. I can sympathise with that, although if it keeps students out of local housing and confined to one specific area then I'm in favour of the design.	10/10/2017 4:46 PM
497	Concern about the height of the 20-storey block - aesthetically 4 lower, equal sized buildings would surely be more appealing.	10/10/2017 4:35 PM
498	Seems a lot to fit into such a small area	10/10/2017 4:33 PM
499	I'm not too happy about the tower block. I think this will date badly like Stretford House or Owen Park student accommodation in Fallowfield.	10/10/2017 4:25 PM
500	20 stories is much too high. It should be more like 5-6 stories high. It will be another blot on our landscape, we already have Stretford House and do NOT want another tower block.	10/10/2017 4:24 PM
501	A 20 storey tower block that has been proposed is too high and out of scale with the immediate surrounding buildings. Especially the Public Hall and The Essoldo	10/10/2017 4:21 PM
502	as previously stated I do not think 1700 students in 1 area will be any advantage at all. either move them nearer to the colleges, spread them out more etc. we are already suffering with limited parking spaces, crime is higher in large student residential areas. there are a lot of old people living on this estate. I think that this is not a good idea at all	10/10/2017 4:21 PM
503	Twenty stories sounds like a lot!	10/10/2017 4:10 PM
504	Postal collection office ? Where will it be re sited ?	10/10/2017 3:41 PM
505	The proposed high rise accommodation will ruin my neighborhood. It is a residential suburban area, not a city centre. The scale of this will drive working people away from the area.	10/10/2017 3:19 PM

**Q9 In terms of the general proposals for the Lacy Street site – including mixed commercial space, a large landscaped area and improved access to the water- please indicate which statement most closely reflects your views:**

Answered: 1,348 Skipped: 171



- I am supportive of the suggested proposals at the Lacy Street site
- I agree with the overall idea of developing this site but have some suggestions/ideas...
- I am a resident/business close to the Lacy Street and have some specific concerns abo...
- I disagree with the proposals to develop the Lacy Street site
- This is not relevant to me

ANSWER CHOICES	RESPONSES	
I am supportive of the suggested proposals at the Lacy Street site	29.45%	397
I agree with the overall idea of developing this site but have some suggestions/ideas about the proposals	16.91%	228
I am a resident/business close to the Lacy Street and have some specific concerns about the proposals	11.20%	151
I disagree with the proposals to develop the Lacy Street site	38.43%	518
This is not relevant to me	4.01%	54
<b>TOTAL</b>		<b>1,348</b>

#	PLEASE ADD ANY ADDITIONAL COMMENTS ON THE ABOVE HERE	DATE
1	There is no improved access to the canal, it will be accessible through a gap in large tower blocks, through a 'landscaped quad' and finally down to the canal, what will be there? None of the plans looked at all welcoming. Similar plans elsewhere do not look appealing. Talk to residents and make sure we get input into the plans.	12/19/2017 4:37 PM
2	This site should not be used to build 1400 flats. It should be al low density development considering the already huge issues of traffic congestion and air pollution. The development should incorporate more green space/trees to improve air quality	12/19/2017 4:19 PM
3	This would be better closer to the proposed university. Any new development should be aligned to the community needs not a single businesses needs	12/19/2017 3:58 PM
4	I really want more consideration to layout at ground level. Feels as though planners too concerned about reaction to height when bigger issue is making sure it's a communal and open space though to canal.	12/19/2017 3:53 PM
5	The issue remains that without bringing Stretford together this area will not feel accessible to many as with many of the refreshed plan proposals they are vague, speculative, with a poor evidence base.	12/19/2017 2:56 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

6	see comments above and also this - with the right kind of development Stretford town centre could become an alternative shopping, leisure and entertainment centre to Chorlton - Trafford residents currently travel into South Manchester, let's reverse that journey and keep Stretford spending in Stretford and even bring the Chorlton spend into Stretford.	12/19/2017 2:56 PM
7	I am very skepticla that a development designed for students will genuinely offer residnets improved access to the water.	12/19/2017 2:40 PM
8	I agree with landscaping the area and building private accommodation and some restaurants etc but not student accomdation	12/19/2017 2:38 PM
9	I don't believe the proposals maximise the potential of the canal to Stretford centre corridor and lack vision and a coherent vision that is sensitive to the surrounding area and the local community.	12/19/2017 2:30 PM
10	Noise pollution should be minimised. Who is accountable and what measures are proposed to ensure that late night noise does not adversely affect the sleep of local residents.	12/19/2017 2:10 PM
11	As previous: Less metal barriers, more trees, independent retailers given a part in the make-up of the retail and night-time environment. Access to the water should be safe and well lit, giving particular concern to other previous incidents in Manchester, including persons falling in canals and sexual assaults on students. Post-and-rail metal barriers at the water's edge where paths join the canal and good lighting should be an absolute minimum. Visibility from shop frontages, and lifting trees / removing dense ground-level vegetation along the canal paths in these areas should be considered.	12/19/2017 12:42 PM
12	Multi-age accommodation. Specially designed disability accommodation.	12/19/2017 12:34 PM
13	I like the idea of opening up the canal but perhaps it could be flats for the local community to purchase?	12/19/2017 12:32 PM
14	Trafford cannot be trusted to follow through..... please see comments above.	12/19/2017 11:38 AM
15	I don't believe that the waterside would be openly accessible if in amongst student accommodation.	12/19/2017 11:01 AM
16	please see previous comment,	12/19/2017 10:52 AM
17	I suggest you do not build the accommodation on this site but rather build the college site on this site and make it so that access for local residents can be gained in the evenings for training and professional development opportunities. The accommodation moving to Talbot Rd site would inject a much needed residential element onto that road as at the moment is purely business and becomes a no go area after office hours.	12/19/2017 10:44 AM
18	Disagree strongly with current proposals. Would consider moving away from Stretford if high rise development pursued.	12/19/2017 10:42 AM
19	I support the use of the site for residential and student accommodation but the proposal would result in an enclosed space, restricting public access and access to the canal. This has happened with the Rowlinson's development in Pomona despite assurances during planning that it wouldn't. The canal should be made a feature of the town centre, with leisure, commercial and residential mix, like the Waterside development in Sale. There should also be direct access to the canal from Chester Road, it shouldn't be hidden away as it is in the proposals.	12/19/2017 9:16 AM
20	Needs bolder opening up of space and including canal access for all the public. See how Sale opened up the side of the canal to integrate into a public space nr Waterside Arts Centre, Essoldo could be this or certainly a public arena for events/shows/meetings?	12/19/2017 9:05 AM
21	See previous comments	12/18/2017 11:03 PM
22	There is already a surplus of retail sites in the Mall.Are extra shops necessary in Lacy St or near the Essoldo redevelopment.This is another example of property developer 'think' and influence.They always put in shops even if they remain empty afterwards.No shops they can go to the Mall. More community space in Lacy St	12/18/2017 10:51 PM
23	I think that I'm broadly supportive of an improved landscape with access to the water. I worry what types of business will be introduced with the student population and whether they would be relevant to the current community. I don't want the area to become a haven of fast food shops producing more litter and noise.	12/18/2017 10:18 PM
24	The design is too large, too high, and will effectively block off this area from the local residents.	12/18/2017 9:41 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

25	I think it would be lovely to make the canal a pleasant area. I think the buildings should be pleasant to look at and not more than 4 floors high.	12/18/2017 9:33 PM
26	These proposals to build on this site will damage local biodiversity - there are bats, badgers, newts, etc. in that area which would be driven away not just from the building site but probably from the wider area due to the increased noise, people coming and going, lighting, etc. It would also take a large section of Turn Moss away from public use - an area that myself and many others use to walk our dogs. It's an important green space in the south of Greater Manchester.	12/18/2017 3:48 PM
27	Royston Road m16 0eu needs new led lighting, trees are overgrown and are distroying the pavements genral public walk on. The road has pott holes	12/18/2017 3:23 PM
28	The expectations of local people are important in determining how the redevelopment takes shape.	12/18/2017 2:23 PM
29	Too many students in one small space, Towers look too big and imposing, no accommodation earmarked for first time buyers or affordable units in scheme	12/17/2017 11:39 PM
30	I don't disagree with regeneration of lacy street and canal area, creating a green open focal community area, but do not agree that student accommodation is the right choice for that area. There are other alternative sites near to the proposed UA92 site that could be considered OR the volume of student accommodation needs to be drastically reduced.	12/17/2017 10:11 PM
31	I don't disagree with regeneration of lacy street and canal area, creating a green open focal community area, but do not agree that student accommodation is the right choice for that area. There are other alternative sites near to the proposed UA92 site that could be considered OR the volume of student accommodation needs to be drastically reduced.	12/17/2017 9:50 PM
32	I dont see how the central area will really become public space - it will be closed in by high-rises and be used by the students. I agree there should be better access to the canal- but then at this location it will be sided by high buildings! I think the buildings should be smaller and the ground levels be occupied by a mixture of local and chain shops, cafes retail etc.... I want to see more information bout how facilities will be provided - parking, daytime, evening, what the crossroads will be like	12/17/2017 7:47 PM
33	Easier access to the canal will be a positive thing. I would like to see lots of seating areas that groups can use and make the most of the waterside including lots of plants so that you don't feel like you're sitting close to a crossroads!	12/17/2017 3:25 PM
34	As above, but will be good to have some more independent facilities	12/17/2017 12:57 PM
35	A dreadful plan	12/17/2017 9:36 AM
36	The site could be developed as per the previous plan. The revised plan is completely inappropriate and not contextual whatsoever. It is ridiculous to be proposing anything over five - six storeys for this site, no matter what the intended use is for. The large landscaped area is merely a ploy to get people to think it will look nice and gain votes. In reality it will be filled with trolleys. If you do not know what I am talking about, that is because you haven't lived on the Meadows Estate and haven't carried out your research.	12/16/2017 8:42 PM
37	I I think the proposals are very poor. Any public spaces would be overshadowed by the great height of the surrounding buildings and do not take advantage of the proximity of the canal. Any public spaces should be next to the canal if the whole area is to be redeveloped. However I'm concerned about the loss of local businesses on the site that provide services and employment to the local area. I do not want student housing on this site. I would prefer a mix of social, affordable and private housing if this site was to be redeveloped.	12/16/2017 4:13 PM
38	Will cut off canal side not open it up.	12/15/2017 2:43 PM
39	As previous	12/15/2017 2:15 PM
40	Yes - if it were solely for locals use.	12/15/2017 1:45 PM
41	Ugly monstrosities! Blocking off light to Edge Lane and Lacy Street! And access to canal.	12/15/2017 1:43 PM
42	Too big! Block off canal. Will block light on edge lane.	12/15/2017 1:17 PM
43	All to benefit UA92 not us. Horrible tower blocks	12/15/2017 1:10 PM
44	As the proposals are not finalised I cannot support them. Aesthetically pleasing buildings and residents having access to canalside leisure facilities would appeal but I do not know what is being offered beyond a very vague statement.	12/15/2017 12:58 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

45	Again you are not being specific enough about what is the "commercial space" - as the area is being geared towards a student population, I feel the kind of businesses that are attracted to students are those that will not benefit the already existing community of Stretford - we do not need cheap, tacky students bars take out type places	12/15/2017 9:53 AM
46	See comments for question 8.	12/15/2017 9:42 AM
47	The general proposals are all designed around the concept of a massive student accommodation complex. The whole proposal is unacceptable and needs rethinking. It will ruin Stretford completely.	12/14/2017 9:59 PM
48	this is a leading question without the option to ask for a much reduced level of accommodation on the site	12/14/2017 9:32 PM
49	This Survey is getting boring,predictable and extremely controlling.	12/14/2017 8:09 PM
50	Is this a trick question to override my previous ' I disagree'?????	12/14/2017 6:55 AM
51	Improvements to the lacy street area inline with the original master plan	12/13/2017 1:26 PM
52	I disagree with the plan to build such a massive set of student flats on such a small area. They should be in-keeping with the height of existing homes, so no bigger than 4-5 stories (like the ones built at the new Birley Fields campus in Hulme). I also disagree with shutting off public access to the canal, as it will be very difficult to walk through from the main road. I am happy with the sorting office remaining where it is. I would support the idea of building new flats with shops and bars beneath them.	12/13/2017 12:46 PM
53	As Q8	12/13/2017 9:11 AM
54	Not the accomodation part	12/12/2017 11:14 PM
55	Think you also need to look at developing and investing in lacy/cooper street areas	12/12/2017 9:44 PM
56	A tower block student accommodation is not a suitable use of the lacy street site	12/12/2017 9:28 PM
57	The above sounds ok but not for student residents.	12/12/2017 4:34 PM
58	I don't think that there has been enough research done to suggest the proposals will benefit the area in this case. I have no confidence that the correct commercial space will be allocated.	12/12/2017 2:37 PM
59	If it is developed for the student residence, it is irrelevant.	12/12/2017 1:53 PM
60	My concern with the location is how the metrolink will cope with the extra passengers when the service is already overstretched. Also, will we get a replacement royal mail sorting office? The locality of this is needed for the current community and the new students	12/12/2017 12:37 PM
61	Gentrification ? False Community - we cant house more people.	12/12/2017 11:56 AM
62	Would this push the original residents out ?	12/12/2017 11:48 AM
63	I think that the buildings look good and there will be a sense of community. The university will put Stretford on the map.	12/12/2017 11:38 AM
64	Gentrification and bringing money to the local economy need to find balance in the community. Making it not look out of place could be difficult.	12/12/2017 11:02 AM
65	No to student accommodation why not low cost affordable housing for people.	12/12/2017 10:00 AM
66	A large landscaped area?where every inch will have buildings on it.	12/12/2017 9:31 AM
67	Again a misleading question. I am for development for the community : not to make few individuals rich	12/12/2017 12:47 AM
68	Nowhere have you given any indication of improved access to the water. This question is biased to try and force a positive response. Really disappointed in your having taken such an approach.	12/11/2017 10:47 PM
69	Can the commercial space not just be fast food places, petrol stations which are aimed more at the commuters on A56 and not at local residents. Needs massive improvement on safety /security.	12/11/2017 10:11 PM
70	Improve access by car, it's a reality most people will use them. Trafford Centre v Stretford no contest when your in a car.	12/11/2017 5:04 PM
71	it could be used instead to provide affordable housing instead of student accomodation	12/10/2017 6:30 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

72	I am concerned with the misleading statement 'open up the area onto the Bridgewater Canal to access the water? The proposed Lacy St buildings appears to be built right on the canal path leaving no room to expand the canal path for cyclist /pedestrians. I can't see any room for an open 'plaza area' from the water/canal path just a very tall development which will dominate the area.	12/10/2017 5:27 PM
73	I agree with developing the Lacy st site but would like the plaza to open up onto the canal rather than having accommodation between the plaza and canal.	12/10/2017 5:08 PM
74	I have looked at the plans, I cannot see how the public will have improved access to the water, when we will have to walk through private accommodation to get to it. Given the broken promises from Trafford Council regarding public access to the canal at Pomona, I do not believe this to be true. There is also inadequate space once the student accommodation is built to have bars, restaurants etc., which is what Trafford Council had been discussing with residents until this sudden announcement.	12/10/2017 1:20 PM
75	Landscaping looks to have been reduced and design made uninspiring and low quality in a gateway site.	12/10/2017 11:53 AM
76	Again... poor lacy street. They are not worthy of a decent upgrade. Let's just dump 6000 students on them so no one will sleep again.	12/10/2017 9:49 AM
77	As mentioned above, love all but none of the answers reflect an opinion of improvement but without student accommodation . Not a suitable area for student accommodation.	12/10/2017 12:30 AM
78	I cannot support the proposals released so far as I believe that they compromise the local area and prevent the unlocking of opportunities that Stretford so desperately needs to realise. I am very concerned that the proposals seem to block off the canal, doing the opposite of one of the key objectives of the masterplan. The proposals show tall buildings, six storeys tall or taller, situated immediately adjacent to the canal. They also show a narrow corridor through to the canal, rather than the opening up of a wide canalside area that I would expect to see. Such an area could have restaurants, bars or shops fronting on to it, for al-fresco dining in the summer next to the canal, and could provide a canalside park with heritage interpretation boards. I believe the proposals shown so far would actually be damaging to the area around the canal. I am also very concerned that the council have been selling the Lacy Street development as 'opening up the canal' when in fact it does the opposite. I support the principle of providing open, landscaped areas immediately adjacent to the canal. The canal must not be blocked off by tall buildings. I would support proposals for restaurants, pubs and shops on the Lacy Street site mixed with some student (or other residential) accommodation.	12/9/2017 1:38 PM
79	The plans as currently shown do not improve access to the water for local residents. Any commercial space must be prioritised for local business and start up opportunities and look to maximise how much money is re spent in the local area.	12/9/2017 10:51 AM
80	Do not want student accommodation there !!!	12/9/2017 9:24 AM
81	Parking? Concern over height of building	12/9/2017 7:49 AM
82	The site is a perfect location to set up a series of street level units which could be operated as bars and restaurants. There are few immediate residential properties so disruption would be minimal. Opening up the canal frontage would be great and could create a desirable waterfront location. The same problems with the surface crossings have been built in to the design of Stretford ... if only there was a passageway of some kind that could get you from one side of Chester Road to the other without encountering traffic!! Commercial development here, residential on the site of the demolished part of the Mall. Not student accommodation.	12/8/2017 9:49 PM
83	There are not many residents who would walk through the student area to access the canal	12/8/2017 6:16 PM
84	I encourage the development of more nature/scenic/family areas in Stretford. Again, I'd like this to be fully accessible to residents and not simply a student camp. There has to be a balance.	12/8/2017 5:37 PM
85	It is the accommodation aspect that I find concerning	12/8/2017 4:51 PM
86	Far too small a site for all these students blocks.	12/8/2017 3:09 PM
87	As above.	12/8/2017 3:03 PM
88	Awful- and no faith you won't cock it up.	12/8/2017 3:01 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

89	See above. I agree that we should develop a waterside plaza and improve access to the water, which would stand us apart from Chorlton and its already strong offer. This is the place where all new development should reference. We have Water, let us use it to the advantage of the community of Stretford.	12/8/2017 12:23 PM
90	I'm not sure there is a need for mixed commercial space, we should be promoting the mall for this, trying to fill more of the empty units.	12/8/2017 12:15 PM
91	Clean up the canal like you have in sale for your council offices and do what was proposed in the last Masterplan.	12/8/2017 8:07 AM
92	I might agree, if something can be done about the A56 and Edge Lane junction.	12/7/2017 10:44 PM
93	It's important that the landscaped area and access to the canal is open to the public. Assuming that's the case this would make the town centre far more attractive. The canal-side area in Sale is lovely and it would be great to have something similar.	12/7/2017 11:50 AM
94	You can pretty it up but the negative impact on the local residents would be huge.	12/6/2017 6:21 PM
95	Yes, but not UA92. Present the locals with alternatives.	12/6/2017 12:30 PM
96	If the frontage to the canal is to be opened up there should be a commitment to ensuring that the majority of this is public realm and not just for UA92	12/6/2017 12:39 AM
97	This question is not transparent and does not provide clear and transparent information on which to answer. The question does not align with your proposals for the building in the revised masterplan which is significantly student/UA92 focussed for this area as opposed to the focus for the area hinted at through this question. There should be an option that allows the agreement with the original proposals for regeneration but without the university focus for which every proposal for stretford now seems to rely upon.	12/5/2017 11:24 PM
98	No to high rise flats. Will spoil Stretford	12/5/2017 3:51 PM
99	I would like to see a scaled back development with NO high rise tower block.	12/5/2017 3:42 PM
100	20 Storeys is a joke. This will be an eyesore like the other tower block in Stretford. Give it to Sale, Urmston, Altrincham too.	12/5/2017 3:19 PM
101	Think about the visual and environmental impact towers that are "too wall" can have consider the scale and size for maximum use. The buildings need to use red brick in their design to blend in and be suitable.	12/5/2017 3:05 PM
102	See previous answer.	12/5/2017 2:49 PM
103	The local residents need car parking spaces. We need trees to off set the pollution on A56.	12/5/2017 2:48 PM
104	I am concerned about the implications of a large number of students making the journey to and from the Kellogg's site. The impact on current already inadequate public transport.	12/5/2017 2:38 PM
105	Further away from houses, surrounding area, not residential, therefore more traffic and congestion for Talbot Road especially on Match days.	12/5/2017 2:18 PM
106	Wouldn't like to see Canal Side + Bridge less accessible to residents, who after all are entitled to amenities too. High rise apartments, flats may cut area off. What about Postal Depot?	12/5/2017 2:17 PM
107	Needs base levels to be light and airy, so light and views of the canal and landscaped area can be seen from all sides. Buildings need to have an up to date wow factor, the Essoldo opened up as the first building in the UK illuminated by neon lights. The Arndale opened up as the biggest indoor shopping centre in Europe. Any buildings put here need to be making a bold statement and pushing new ideas/ways in some way..	12/5/2017 2:00 PM
108	The original stretford masterplan proposed a leisure development in this area making the most of the canalside setting as has been seen in Sale. This would have added real value to the area and for local residents - this plan does not make the most of that waterside setting or create a destination for people to go to - instead it is a closed off development making it harder for people to access the canal by being confronted by an oversized tower block.	12/5/2017 1:56 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

109	While I support the development of the Lacy Street site, I don't believe the current proposals are appropriate. I support the site being used for residential and student accommodation as part of a mixed use development, but I believe the proposals are far too enclosed, restricting public access and access to the canal. The canal should be a real asset to Stretford and it should be made a feature of the town centre, with leisure, commercial and residential mix, like the Waterside development in Sale. There should also be direct access to the canal from Chester Road, it shouldn't be hidden away as it is in the proposals.	12/4/2017 10:10 PM
110	Development of Lacy Street should be mixed use consisting of affordable residential housing; restaurant/cafe/bar fronting onto the Bridgewater Canal; four storey budget hotel with ground floor food operator and associated car parking all as per the 2016/2017 Stretford Action Plan.	12/4/2017 7:52 PM
111	I would like it to be safe for women with no dark corners if we are to have access, you say improved access but don't indicate whether this is for all or just the university	12/4/2017 7:10 PM
112	It would be good to also include social infrastructure and good healthcare such as dentists and updated doctor's surgeries.	12/3/2017 8:03 PM
113	Ok in principle but adequate infrastructure for servicing and accessibility needs to be provided	12/3/2017 10:56 AM
114	I am in agreement with the landscaped green area next to the canal, but feel that a very large block of flats will not fit into the area, and will as I have previously commented lead to more vehicles being in the area and it will make the area even more congested.	12/2/2017 5:16 PM
115	As above, there is potential for something in that area and the idea of commercial space and landscaped areas is a welcome one. However, if the area is also used for student accommodation would members of the public who are not students feel comfortable using the area, or more importantly would they be made to feel comfortable? It has to be inclusive and benefit residents who are already in Stretford as well as those who have moved in to live on that site for a year or three while they complete their degrees.	11/30/2017 5:37 PM
116	Will the commercial use primarily students? If so this would have no benefit to existing residents and families in the area? If the large landscaped area is surrounded by student accommodation then Stretford residents may feel this is part of an area for students rather than their use. Improved access to the canal is needed but I feel placing student accommodation next to it will cause problems, will lighting along the canal be improved and will measures be put in place to safeguard people using the canal towpath in the evenings.	11/30/2017 4:59 PM
117	This area should be developed for the community with a mix of residential for first time buyers with some small bars, cafes, restaurants. Open this area up similar to Sale.	11/29/2017 10:19 PM
118	As above its too large. Too many students in one location. The building is ugly and far too large. It will dominate the surrounding area, increase CO2 levels. I'm concerned about the impact this will have on the local environment with the development being so close to the canal where local wildlife resides. The increase in people, noise, cars, light pollution, general rubbish/garbage pollution will all impact the local birds/wildlife that is attracted to the near by area. I am also concerned about the students own wellbeing after there have been a number of tragic incidents involving the canal recently. How will the public access be maintained, but also be made safe? The whole proposal is ill thought out and does not suit the local area.	11/29/2017 4:55 PM
119	I am not convinced about the ease of public access to these spaces as they appear to be in the centre of what will be a student village.	11/29/2017 4:46 PM
120	The scale of building illustrated on the site appears excessive and would unduly dominant the local streetscene.	11/27/2017 12:40 PM
121	The area needs to be made more attractive but no to a student village and no to a tower block. No to fast food and take out places.	11/26/2017 3:24 PM
122	See previous comment : it all sounds fine in theory but the devil is in the detail... what sort of commercial space? Will it be safe if it's basically young people, cheap bars and easy access for them to fall into the canal?	11/26/2017 8:25 AM
123	I am in favour of opening access to the canal and developing the landscaped area, but don't think the area can support additional traffic.	11/25/2017 4:03 PM
124	The current proposal is all about making some wealthy footballers even richer and hoping for a trickle-down benefit to the local population. So far, failed on all fronts.	11/25/2017 4:01 PM
125	The proposals in the original masterplan showed more thought into how the area could and should be developed, with local residents being at the forethought.	11/24/2017 2:57 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

126	I agree the site needs to be developed and I am happy with the proposal of mixed commercial residential and open spaces however I do not agree with the site being used for students	11/24/2017 1:51 PM
127	The original plan was for housing or a hotel. That I support. Not the huge density of students	11/23/2017 8:59 PM
128	will be fantastic	11/23/2017 3:22 PM
129	Concerned about impact on local area, infrastructure, public transport capacity, GP services which are already stretched beyond capacity etc.	11/23/2017 12:57 PM
130	We want houses for local people not student accommodation. Other proposals especially 'green infrastructure' would be most welcomed.	11/22/2017 2:17 PM
131	As per question 8	11/21/2017 9:12 PM
132	The whole site is offering very little to the community that everyone keeps talking about. The proposal will make use of this area and the students will add custom to the businesses that will open which in turn will add other investment.	11/21/2017 12:07 PM
133	I wouldn't put students on this site - this literally means that the A56 acts as a huge barrier for a them and us arrangement - all the student input is on the Chorlton side of the road - all the way up to Talbot road and the old Kelloggs building I don't think this is well thought out and I think the student accommodation should stretch across the A56 into the town area to integrate this community element. Lacey Street should be designed as a great social and environmental space for residents - old and new.	11/20/2017 3:11 PM
134	I don't know what this entails	11/18/2017 7:24 PM
135	Traffic congestion is already bad around the edge lane/Chester road area and whilst Chester road is currently being developed the traffic is still bottle necking around edge lane. More people will make this worse so a solution needs to put in place.	11/18/2017 8:26 AM
136	Flawed and do not reflect what the "town centre " craves. The plans published on leaflets and at events don't even show the new Royal Canal works which have been approved. Area on plans suggests it will be a leafy green space - not so!	11/17/2017 10:24 AM
137	20 storeys is too high. Less storeys please	11/17/2017 7:04 AM
138	An absolute no to this proposal!	11/17/2017 6:18 AM
139	Tower block too high. Needs to be a quality build and architecturally interesting.	11/16/2017 11:08 PM
140	I think all that Stretfordians really want is a few café / bars to enhance the area and a few shops outdoors. I preferred the original masterplan. 1700 students is the equivalent of a large secondary school full of students. That number would have a massive impact on the infrastructure of Stretford.	11/16/2017 4:38 PM
141	As above. It is one of Stretford's most appealing areas in terms of potential. Small shop fronts and appealing low rise housing leading via a cycle walk way to the canal...much more appealing. It would lift the area and encourage people to stop off and visit the mall from the canal, and vice versa. We need more imagination than just a boring tower block for a terribly conceived educational institution.	11/16/2017 4:24 PM
142	As above. Parking and driving concerns.	11/16/2017 3:10 PM
143	Stretford not ready or prepared properly for extra people into the area .	11/16/2017 2:08 AM
144	Same as all other Japan,springs to mind	11/15/2017 9:56 PM
145	As the previous question, the plans are extremely worrying for me. Not only the volume of students moving into the area but any house coming up for sale will be snapped up by the Buy to Let brigade for HMO's, which will destroy the Stretford as far as residents are concerned.	11/15/2017 1:37 PM
146	I don't see any benefit for the current community in the Lacy Street proposal. The 'shared' spaces would not be attractive to locals and would end up only being used by students.	11/14/2017 10:06 PM
147	It should have always been mixed tenure housing	11/14/2017 4:02 PM
148	- traffic issues - strain on the tram - Height of the buildings is too high	11/14/2017 10:44 AM
149	please rethink the design, this will define Stretford town centre for a generation - we deserve something better	11/13/2017 11:37 PM
150	See above note	11/13/2017 11:26 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

151	See above	11/12/2017 11:14 PM
152	see above	11/12/2017 4:50 PM
153	Concerns about the height of the landmark building, but welcome the influx of students will be very good for local economy	11/12/2017 12:01 PM
154	The proposal does not address air quality and is far too densely populated,	11/12/2017 9:18 AM
155	Read the commenets to number 8	11/11/2017 12:45 PM
156	We would need to see how parking can be accommodated.	11/11/2017 9:21 AM
157	See question 8	11/10/2017 7:40 PM
158	These proposals need massive improvement and a lot more information needs to be shared with local people before I'd agree with them.	11/10/2017 7:11 PM
159	Plans don't fit in with the area just another concrete mess. Who wants to spend recreation time next to a 6 lane road. Certainly not those involved in the plans etc	11/10/2017 5:45 PM
160	As above	11/10/2017 5:13 PM
161	As stated previously no students	11/10/2017 2:56 PM
162	Make sure that there is a proper vista from Chester Road through to the canal - if you have to walk right around/through the buildings to get to the enclosed canalside space then it will be completely forbidding to local residents and that will make the canalside development irrelevant to us.	11/10/2017 10:59 AM
163	The buildings are too large for the site and will not open up the area but act as a wall to it. The proposed buildings, in particular the tower block will completely dominate the skyline, are not in keeping with the existing residential area and will detrimentally overlook local residences. Arndale House is unused office accomodation which could easily be converted into student accomodation much more in keeping with the area, will improve the Mall and prevent large numbers of students from crossing the dangerous Chester Road. I am vehemently opposed to the building of the tower block and strongly feel that the student accomodation would be far better sited in what is at present, the unused Arndale House buildings.	11/10/2017 9:43 AM
164	Oh, the 'public realm' works to add extra lanes to an urban motorway are a total piss-take.	11/9/2017 11:27 PM
165	I think 1700 students is an extremely large number of students. This is similar in size to Owens Park - and that is huge. You also have to look at the impact that Owens Park has had on Fallowfield, with many streets nearby turned into "student ghettos". Obviously, the student corridor around Oxford Road attracts 10s of thousands more students than this university is proposed to have, but you cannot underestimate the impact and noise that amount of students will have. Key issues like parking also need to be considered.	11/9/2017 10:53 PM
166	See previous	11/8/2017 9:53 PM
167	20 storeys is way to high. This will overpower/dwarf the historic buildings in the immediate vicinity such as Stretford Public Hall and Essoldo. It needs to be set back against the canal and the landscaping done adjacent to the Edge Lane/Chester road junction to give a feeling of space. What about parking? Students DO have cars!	11/8/2017 3:10 PM
168	The proposed building will be overbearing and out of scale with the surrounding area. It will dwarf the listed buildings opposite and create a very ugly environment. The proposal will threaten the existence of the Royal Mail Delivery Office which is an asset and amenity to the area. There is no consideration of parking. The site is already busy as a car park, so if we lose that there is no capacity for any addition parking created by the development (and there will be some).	11/8/2017 1:09 PM
169	These questions are very much loaded towards answering the positive for the proposal. I am not against A development. But it should be the correct development. Student accommodation may not be it.	11/8/2017 10:22 AM
170	See above.	11/8/2017 6:57 AM
171	see above comments	11/7/2017 11:32 PM
172	I have concerns over the planned build of the high rise student accommodation. I think that this would be to big and to high for the area and im also concerned about the impact on the environment at Turn Moss.	11/7/2017 9:12 PM
173	See earlier comments regarding parking	11/7/2017 8:56 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

174	Concerns regarding travel transport and parking.	11/7/2017 6:18 PM
175	As above	11/7/2017 2:40 PM
176	Lots of elderly residents here so are they going to be bothered by late night students and noise . Doesn't seem the ideal site and hate the idea of a tower block ! What safety measures would be in place for residents if you did build towers ? After Grendel these need to be of a high standard .	11/7/2017 2:23 PM
177	Again, too little info, what info there is appears ill thought through.	11/6/2017 11:03 PM
178	See above comments about the scale of development of the student accommodation. This would cause significant concern amongst Stretford residents and could mean that the local community is hostile to the overall development, which would be a shame as there is general agreement I feel that the area needs redeveloping. I believe a 9 year build timescale has been proposed - as a property owner in the area I have serious concerns about the impact this would have on local residents well being and health. I do think the ideas for opening up access to the Bridgewater canal and having mixed development on the ground floor are good.	11/6/2017 10:15 PM
179	There are much better uses of the site than that which is proposed.	11/6/2017 9:04 PM
180	The Lacy St development proposals are too extreme. 20 storeys is too high and 1700 students too many in a single location. The council talk of making a landmark. A skyscraper doesn't simply make a landmark, this would be more like a carbuncle on the skyline. If we have no choice but to accept a student campus it should be lower rise, lower numbers and lower impact on the surrounding area and it's residents	11/6/2017 6:26 PM
181	As per previous question	11/6/2017 4:15 PM
182	as per other comments	11/5/2017 8:54 PM
183	I hope the area of trees in front of Lacy street will be incorporated into the designs. More tree planting and green spaces provided.	11/5/2017 8:13 PM
184	Please see my comments in section 8. The site and surrounding areas simply far too small for such an enormous building and population.	11/4/2017 4:28 PM
185	I agree with the principle of high density development on the site and feel it is suitable for a relatively tall building. Given the very prominent position of the building however, this should be of a high quality design.	11/3/2017 4:09 PM
186	There is an opportunity to put Stretford back to how it was when King St was a vibrant little centre. The Public Hall, the Essoldo should be at the centre of this development FOR THE STABLE RESIDENTIAL COMMUNITY, not a transient, student population who are 'passing through'.	11/3/2017 12:28 PM
187	as above	11/3/2017 9:58 AM
188	Worry about local residents with late bars and possible security issues.	11/2/2017 7:50 PM
189	Too many new residents adding to strained public services	11/2/2017 6:33 PM
190	Don't know enough yet	11/2/2017 6:18 PM
191	Not the best plan the council has come up with.	11/2/2017 6:09 PM
192	The information provided is limited -good location but not at that density - there are other sites should be mixed use	11/2/2017 4:59 PM
193	Previously answered.	11/2/2017 3:14 PM
194	Very happy with development, my only concern is impact on wildlife. Bring in RSPB and this may reassure residents that wildlife will be protected.	11/2/2017 9:22 AM
195	We must improve public transport, safety for pedestrians and cyclists, public services such as doctors, dentists and libraries rather than focusing on increasing the student population.	11/1/2017 12:17 PM
196	See above and let's think about improving housing stock in the immediate area as part of the proposal	11/1/2017 10:30 AM
197	The proposals are not of a scale that is appropriate to the low rise nature of the surroundings.	11/1/2017 8:30 AM
198	I agree with the development of Lacy Street for the community. I disagree with building PBSA which appears in my mind only to benefit the investors.	10/31/2017 9:56 PM
199	See comments above.	10/30/2017 8:03 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

200	There are plenty of amenities across at the arndale- any and all development should address the severe deficit in affordable family housing.	10/30/2017 4:30 PM
201	Needs to appeal to the wider community in terms of what is offered. Need to concentrate on the green space and make sure it has the investment to make it something special as oppose to get a tick in the right place of a planning application.	10/29/2017 9:05 PM
202	I am supportive of the majority of the proposals forwarded by the 'master plan' other than the proposal for residential development on Cross Street. As a resident of the street I am against this proposal because I feel that our green spaces need to be protected-the age and size of the trees act as a natural barrier/filter to the CO2 emissions from Chester road, act as a natural sound barrier and add to the picturesqueness of what is a heritage sight. Furthermore, I would be very worried about parking as it is already very busy- particularly on match days.	10/29/2017 6:51 PM
203	Closure of the sorting office - the sorting office on Norton street can't cope with current demand let alone increasing the area it covers to include Stretford. This will increase traffic travelling to and from Norton St which will add to general traffic and increase disruption for Norton St residents even more.	10/29/2017 4:14 PM
204	Think it's the wrong place for a university, to near where elderly people live.	10/29/2017 3:03 PM
205	The proposals include too much accommodation and too little in the way of open spaces and services and facilities for the Stretford community.	10/29/2017 11:34 AM
206	With an increase in the population of Stretford there are a few facilities that will need to be put in place that I have not seen mentioned in the Refreshed Masterplan document. A new GP surgery and an investment in a street cleaning vehicle to make sure the new communal areas remain smart and litter free are a couple I can think of. Where will residents have to go to collect their post when the sorting office closes? Will a new one be built or will it be relocated, if so how far away?	10/28/2017 3:10 PM
207	Opening up the area to the canal is huge. Local residents should not miss out on this. There are many old people who could enjoy this area. Perhaps you could have a park geared towards older people with outdoor park gym facilities.	10/27/2017 4:17 PM
208	As above answer - great example locally with Hulme regeneration and addition of new student accommodation.	10/27/2017 11:53 AM
209	Please refer to comments made earlier.	10/26/2017 8:53 PM
210	Please see above. I don't have a problem with the area being redeveloped but not high rise. Low level flats, some bars, restaurants, a post office, and open space for children and others to enjoy	10/26/2017 3:28 PM
211	Consideration should be given to parking as there are limited spaces at the Metrolink stop for shoppers/commuters.	10/26/2017 1:27 PM
212	Get rid of the tower block and I have no disagreement.	10/26/2017 12:25 PM
213	NO TO UA92 NO TO STUDENTS	10/26/2017 11:11 AM
214	This question is broadly the same as Q8! Where will the night time culture be? Will there be room for anything else after you have squeezed all these higuys rises in?	10/25/2017 9:23 PM
215	I completely disagree with the proposal for the Lacy Street site, especially the height of the proposed block.	10/25/2017 8:22 PM
216	20 stories is very high	10/25/2017 6:26 PM
217	see previous answer	10/25/2017 3:16 PM
218	As long as the builds are not too tall (not more than 10-floors) and students staff who work their are encouraged to walk, cycle, use public transport I would feel more confident this is a good scheme for Stretford.	10/24/2017 6:30 PM
219	Will these buildings be energy efficient? i.e. will these have solar panels fitted to the roofs?	10/24/2017 6:24 PM
220	as for previous question	10/23/2017 8:40 PM
221	As above	10/22/2017 8:51 PM
222	It would be good to use this site to improve access to the canal towpath.	10/22/2017 7:42 PM
223	My only concern here is that where are people going to park? Metrolink Stretford has no designated parking so its going to bring a lot more cars and I think the area will struggle to cope with this.	10/22/2017 2:18 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

224	I have grave concerns regarding the Student complex on Lacy Street. Already the impact on street parking is noticeable as metro and Mall users are parking on the estate causing congestion, in particular to the Crossford Street entrance with traffic 'backing up' trying to get in to McDonalds. As there is no yellow box it makes it even more difficult to cross over safely. The influx of 1700 students onto the estates really bothers me as I don't believe the estate has the infrastructure or any proposed support to manage the student traffic. I also have concerns about the 3 storey townhouses on the Bridgewater canal. The size increases privacy issues for Cooper St residents. I see no need for a parking space and a garage or indeed 3 storeys. Removal of one way system on Lacy street, providing 3 access points onto the estate, currently there are two. Yellow box on the cross over Chester road onto Crossford St and a 'keep clear' road painting at the entrance to McDonalds crossing across Crossford Street to the new Window box place. Security & possible curfew measures on the Student complex on Lacy Street, and surrounding streets on the Estate to monitor ASB.	10/22/2017 12:18 PM
225	see question 8	10/21/2017 1:40 PM
226	Cafes...bars ...coffee shops all need to be built to accomadate all the students and the people who already live in Stretford	10/20/2017 3:51 PM
227	Cheap, high yield temp student housing with no parking. Bars and restaurants will be no better than the terrible offerings in Hulme. Don't see this how this benefits anyone other than the investors.	10/20/2017 2:42 PM
228	I think the site needs to be developed and thought that a hotel or apartments (around 5 stories) or houses would be more fitting a development for this site	10/20/2017 9:28 AM
229	See above.	10/19/2017 1:14 PM
230	There is already access to the canal at this site. I agree with creating green spaces and much needed shops and bars around this area. Not accommodation.	10/18/2017 8:28 PM
231	See above not in keeping with the residential area	10/18/2017 8:24 PM
232	NO	10/17/2017 11:06 PM
233	As long as their is fair mix of affordable private and social housing, apartments and not too many student sites. Buildings should be no more than four or five 'storeys' high especially in the town centre. This is a suburban area, not New York and the skyline should not be dwarfed by high rise buildings.	10/17/2017 8:53 PM
234	It could be developed without any tie in to the UA92	10/17/2017 3:40 PM
235	I am concerned about losing the sorting office	10/17/2017 2:21 PM
236	Like the idea of opening up the canal side as has happened at Sale Waterside development.	10/17/2017 1:19 PM
237	Lacy street developments needs to cater for the local community, with access to the canal	10/17/2017 9:57 AM
238	Please see above. It does seem getting rid of the tunnels was a little previous now doesn't it!	10/17/2017 9:01 AM
239	See above.	10/16/2017 11:07 PM
240	As prev. Too much student accommodation	10/16/2017 9:17 PM
241	Permeability to the canal would be excellent along with street level shops and leisure amenity.	10/16/2017 7:27 PM
242	Agree with developing the site but not at the expense of the current residents and workers' enjoyment of Stretford. The redevelopment should be sympathetic to the local area and people already living and working here. Please see my previous comments.	10/16/2017 1:30 PM
243	As above.	10/16/2017 12:35 PM
244	as above	10/15/2017 12:54 PM
245	I would use fencing, screening and strategic access points to the existing community. It is a quiet part of Stretford, with many long time residents. I don't want them to be negatively impacted by an influx of students.	10/15/2017 6:39 AM
246	20 storey tower block, will be an eyesore. Also concerned about the rise in population nos. It will mainly be a student area, not welcoming for the local population. Traffic congestion will be worse. Also do not wish to lose the much used sorting office.	10/14/2017 9:36 PM
247	please see number 9	10/14/2017 7:20 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

248	too much development, out of scale, alien to the surround	10/14/2017 7:12 PM
249	As previously the scale and height of the development are disturbing and the sheer number of people to be housed in such a small area. What about the immediate effect on the neighbouring Lacey st area residents?	10/14/2017 6:47 PM
250	I have some concerns about student accommodation on the estate.	10/14/2017 6:02 PM
251	With being a resident of lacy street and having not received any information personally i am worried on the stress this will have on the residents due to cars parking on the street and children not being safe to play	10/14/2017 6:00 PM
252	as previous comments loss of parking is an issue Displacement of long standing business and services. Scale of development	10/14/2017 5:11 PM
253	High rise tower block could produce major wind down/updrafts on the road and canal in the vicinity which could be dangerous. Manchester Airport may need to change their departure routes for aircraft which pass quite low over Stretford when the wind is from a North East direction.	10/14/2017 5:06 PM
254	Make sure you don't clear away trees. Good to get access to the canal.	10/14/2017 3:41 PM
255	The student village will be right next door to a elderly resident and I feel that this has not been taken in to account on the impact this will have on them. we will be the ones that will be impacted the most having 1,700 student on the top of the round and we are that last to get the information as not everyone has the internet as it is a low income area. there is land on the side of the canal why can they build on there and have something else on site that will help the area not cause more problem or is it just about getting ££ in to stretford	10/14/2017 3:11 PM
256	Local housing not student accommodation	10/14/2017 2:59 PM
257	no to the high rise building.	10/14/2017 2:21 PM
258	I am for development here with cafes/bars and proper access to the canal area, it's just the student accommodation I am concerned about	10/14/2017 1:49 PM
259	I would like assurance that the commercial offer will be open to everyone, and not just the student community, in a similar way to the commercial offer that forms part of MMU's Birley Campus in Hulme. I am excited by the development of green space, but would like assurance that this will not become a private space and all Stretford residents will be free to use it.	10/14/2017 12:51 PM
260	I would like to see further details about how the roads are going to be changed, and what impact this might have on the flow of vehicular traffic	10/14/2017 12:45 PM
261	There is a need for social housing for the over 60's and this a perfect position for them and could free up family homes.	10/14/2017 10:27 AM
262	See previous comment	10/14/2017 10:10 AM
263	traffic management	10/13/2017 9:45 PM
264	As above.	10/13/2017 9:00 PM
265	As above I am not happy with the development. More of the surrounding area should be improved, not just use all the money on one tiny part. It is too small a piece of land and that's why the buildings are so high. They do not fit in with the surrounding area and will just be an eyesore. We live in an area with a strong community which will be diluted by this development. I am extremely concerned and worried about living next to a student ghetto which is similar to Fallowfield and Rusholme. This is currently an area that has a diverse population, the number of students is just too high to absorb into an already 'overcrowded' area.	10/13/2017 6:31 PM
266	as above	10/13/2017 6:15 PM
267	This is so wrong I just can't believe the council have sold out. Lets focus on creating a 5 storey complex with affordable housing for young professionals - what you promised originally?	10/13/2017 4:23 PM
268	Residential housing and community development would see Stretford thrive. There has been a great revival in Stretford over the last few years, a little investment would give this a huge boost and bring the area back to a desirable state. With housing still considerably cheaper than Sale, Chorlton, Urmston, etc. South Manchester needs Stretford to remain a town for families and professionals.	10/13/2017 4:06 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

269	apart from losing a good car park for the mall & Metro station how about some more housing for Stretford Residents - or are we not important now that you have aligned yourselves to big capitalist organisations?	10/13/2017 3:04 PM
270	See above	10/13/2017 2:08 PM
271	Total disaster	10/13/2017 1:28 PM
272	Community votes for the best design	10/13/2017 1:01 PM
273	See above	10/13/2017 12:57 PM
274	Again my only concern, and its only a small one, is the student numbers	10/13/2017 12:38 PM
275	As above - the link for pedestrians/cyclists to access the canal and to get through this area to Lacy Street safely from Edge Lane needs to be maintained.	10/13/2017 12:37 PM
276	As above.	10/13/2017 12:04 PM
277	Major consideration needs to be given to access for ALL. Traffic congestion is highly likely with more residents. Any thoughts given to good public transport links between the two area of the campus to alleviate congestion?????	10/13/2017 11:52 AM
278	Im concerned about having bars/pubs on the waterfront, yes we need these place but think they are better suited elsewhere in Stretford. Drunk people and deep cold water do not mix well. We do not want another tragic incident where a young person like Caspar Blackburn ends up drowned. Drunk people walking home down an unlit canal tow path is also not a good idea - not only with the potential for accidents or idiotic stunts (jumping in) there is the risk of them being targets for criminals - mugging, rape etc. Even with barriers people climb over them, you only have to look at the numbers of people rescued or who drown around the canals in manchester city centre - even with cctv cameras around they still climb over.	10/13/2017 11:18 AM
279	Enormous improvement in public transport and cycling facilities needed for the proposed new population. The street-level crossings on the Edge Lane /A56/King's Way junction are utterly unsuitable for this level of population. Bridges or tunnel necessary.	10/13/2017 10:21 AM
280	See No 8 please.	10/13/2017 9:22 AM
281	See above [ No. 8]	10/13/2017 8:54 AM
282	Too much development in such a small residential area.	10/13/2017 8:00 AM
283	Don't make it a fenced in area just for students.	10/12/2017 10:00 PM
284	"Raising the profile" of the area is the type of thing that benefits developers, estate agents and councils but has no positive impact on local residents. would this be something the council though appropriate for Altrincham or Timperley?	10/12/2017 7:56 PM
285	I'm concerned about the impact on the already stretched GP services in the area. Would also be nice to save or replace the trees from this area.	10/12/2017 6:56 PM
286	To big	10/12/2017 3:33 PM
287	See previous comment. I will be fully supportive ONLY if sufficient safeguards are in place to prevent the existing housing stock from becoming multi-occupancy lets.	10/12/2017 3:17 PM
288	Flats are too big. There should always be a benefit to current residents so shops, a small play park etc should always be built, a soft play area etc	10/12/2017 9:56 AM
289	Fewer stories	10/12/2017 6:44 AM
290	I do not want to raise my children in " studentville" like Fallowfield. The noise, rubbish, drinking, cheap takeaways and general not looked after environment is not what Stretford needs.	10/11/2017 10:33 PM
291	See earlier answer.	10/11/2017 10:33 PM
292	I support redevelopment but as I say above, am concerned about high rise student flats. I think that could come back to haunt us.	10/11/2017 9:02 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

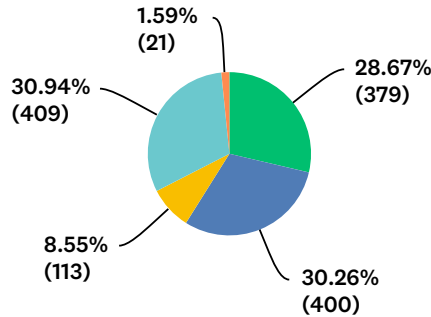
293	RE Lacy Street: Where does the investment come from, council tax can't fund it. Has the need to ensure adequate GP and other health and social care provision is in place if many new people are to populate the area. There needs to be investment and development but it shouldn't be disproportionate to the needs of the rest of Trafford unless it can bring out benefits for the whole of the area. As a non Stretford but Trafford resident I want the whole area to see benefits from investment. I wonder how this will benefit the whole of Trafford. It will hopefully bring along with investment opportunities to generate income for the area - what will this be and what will it mean for Trafford.	10/11/2017 6:48 PM
294	Removal of parking, more students leading to transient community and also potential crime rise in surrounding areas e.g. subways, Metrolink station etc as seen in Fallowfield in recent weeks/years. Student accommodation should be attached to the campus so they are able to be safer on campus and hotel/apartments excluded from the UA92 campus.	10/11/2017 5:29 PM
295	Its OK talking about legislation against HMOs but will it ever be enacted, the 30mph speed limited is completely ignored on the A56.	10/11/2017 3:48 PM
296	This question seems to be a repeat of question 8 above.	10/11/2017 12:41 PM
297	The current travel infrastructure would not allow for additional capacity on the road/tram to travel from the proposed accommodation site to the Kellogg's campus. If realistic proposals can be put forward to accommodate for this, I would be in favour of the proposals for the area as the regeneration can only be a positive thing.	10/11/2017 12:16 PM
298	Again, I heard that the plan was for building up to 20 storey high this would dwarf the neighbourhood, and I would have to be against such development I have issue with the influx of such a large quantity of people in the locality, with no thought expressed with regards to GPs and transport all through the plans, quite a few times, there is a mention of cafés and bars. How many of these do you think Stretford requires? is this the type of regeneration bringing quality employment to the neighbourhood?	10/11/2017 12:09 PM
299	It needs to have continuing investment guaranteed for at least 10 years to make a difference. Other cities have placed high profile developments in poor areas and found that they also sink.	10/11/2017 11:50 AM
300	Build specific Cycling related routes and storage	10/11/2017 11:28 AM
301	Please landscape the area 2 please landscape the area around the metro station	10/11/2017 11:13 AM
302	- Need further information on volume of students to be housed - Number of storeys in new development (think 20 is too high - but want to consider any alternatives put forward) - have concerns about traffic congestion (not seen much improvement despite 6 months of work to enhance area) - concerned about infrastructure i.e. access to services - medical / dentists etc for new population - concerned about litter ( Stretford already has problems with Amey) - concerned if too many fast food outlets are given permission ( Stretford needs night time economy but not just late-night fast food outlets) - I have concerns for the immediate residents on Lacy Street (although i am not one of them)	10/11/2017 10:38 AM
303	To ensure the building is not too high. Currently there is access to the Canal would this still be open to the public?	10/11/2017 8:18 AM
304	Be aware that the size of the flats are a sticking point with residents and maybe more blocks of fewer levels might be more appropriate.	10/11/2017 6:22 AM
305	Original master plan was for hotel, leisure and residential the council have completely changed the proposal	10/10/2017 7:21 PM
306	see above	10/10/2017 6:43 PM
307	See comments in Q8	10/10/2017 6:07 PM
308	The Royal Mail sorting office on the site should be relocated close by as many local residents (soon to be circa 6500 more) rely on it.	10/10/2017 5:27 PM
309	There should be a mix of affordable homes for locals and students otherwise the area will be like a ghost town in the summer when students go back home or start their holidays. The tower block is too high.	10/10/2017 5:11 PM
310	20 storey building too big	10/10/2017 5:06 PM
311	Thought also needs to be given to the enhancement of services and infrastructure so as not to disadvantage residents (doctors, dentists, transport etc).	10/10/2017 4:46 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

312	Where is alternative parking to be provided. The car park at Stretford Metrolink is hugely inadequate	10/10/2017 4:35 PM
313	The tower block should be not too high.	10/10/2017 4:25 PM
314	As above. 20 stories is much too high! No more than 5 or 6	10/10/2017 4:24 PM
315	20 storey block is too big. It will blight the skyline of Stretford from many viewpoints	10/10/2017 4:21 PM
316	Any development over 6 storeys will change the character of Stretford for the worse, just as things are improving. We have been stuck with the Mall for years, we don't need more imposing buildings looming over us.	10/10/2017 3:19 PM

## Q10 In terms of the proposals for a new leisure centre, please indicate which statement most closely reflects your views:

Answered: 1,322 Skipped: 197



- I am supportive of plans for a new leisure centre for Stretford at the UA92 site on Talbot...
- I am supportive of this proposal only on the basis that there is full access to the public
- I am supportive of this proposal but have some specific suggestions on the facilities that...
- I disagree with the proposals around the new Leisure centre
- This is not relevant to me

ANSWER CHOICES	RESPONSES	
I am supportive of plans for a new leisure centre for Stretford at the UA92 site on Talbot Rd	28.67%	379
I am supportive of this proposal only on the basis that there is full access to the public	30.26%	400
I am supportive of this proposal but have some specific suggestions on the facilities that should be offered	8.55%	113
I disagree with the proposals around the new Leisure centre	30.94%	409
This is not relevant to me	1.59%	21
<b>TOTAL</b>		<b>1,322</b>

#	PLEASE ADD ANY ADDITIONAL COMMENTS ON THE ABOVE HERE	DATE
1	I am really worried that the new facility will discriminate against local people, especially those in Gorse Hill. I am worried. I would welcome a discussion around membership for local residents that is discounted and encourages local people.	12/19/2017 4:51 PM
2	No idea how this will work, who will have priority? Will schools still have access? Will students have more access than residents? Will reduced rates still apply? Will it be smaller, m yet have to cope with the same number of residents plus large number of students? We have had very little information on this either, so again, difficult to agree or make proper comment. But again it looks like giving up our facilities for the good of the students. Turn Moss, it now turns out that Salford football, not a local club, will have priority access, will fence off public spaces for commercial use. Again, other towns turned down the proposals, why have Trafford taken them on?	12/19/2017 4:43 PM
3	There is a relatively new leisure centre development which is adequate. When it was built it took up a significant part of the part, so nothing else is needed.	12/19/2017 4:32 PM
4	An improved leisure centre for Stretford is an excellent aim - if it is to be shared with UA92 it will have to be bigger and better than the current centre and it will need a strong accountable management to ensure fair treatment for all users. This is an opportunity to make Trafford the swimming capital of GM by building something that offers more than the Aquatic or Wigan. Make it 10 lanes with a separate diving pool, facilities for water polo and space for spectators/parents.	12/19/2017 4:30 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

5	Full access to the public and improved swimming facilities. Turn Moss should remain as green space open to all. A full time café is unlikely to be successful on this site as there is no passing trade so it is unlikely to have any custom outside the football season. A mobile catering van might work. The views of the existing football teams that pay to use the pitches at Turn Moss should be given serious consideration. A path needs to remain open for people to access the Mersey Valley.	12/19/2017 4:26 PM
6	I'd like to see an additional leisure centre on the demolished part of mall	12/19/2017 3:55 PM
7	There is not enough information about the new leisure centre including capacity, specific improvements, there is no clarity on the Talbot site of the existing leisure centre and what will happen to it, how will public transport access be improved (currently no buses operate along Talbot rd during the day and evening). The proposals for Turn Moss present some specific concerns: who will have access, will they be available to all residents or as is rumoured that these will be given to Salford City FC.	12/19/2017 3:01 PM
8	I want to see guarantees that the facilities will be adequate to meet demand, and that students will not get preferential access over local residents.	12/19/2017 2:44 PM
9	Leave turn moss alone no 4 g pitch or pitches for Salford reds	12/19/2017 2:44 PM
10	Not enough additional facilities planned to account for increased use in leisure centre.	12/19/2017 2:00 PM
11	I am supportive of this proposal only on the basis that there is full access to the public, and that the leisure centre facilities are charged on the pricing structure as all other Trafford Leisure facilities. I would encourage the Council to ensure that there is a well-equipped gym and pool at the centre.	12/19/2017 12:46 PM
12	Public will not get to use Same as gorsehill park football pitches	12/19/2017 11:17 AM
13	I would like a new leisure centre and would use it specifically the pool but feel it would be too busy if we have the proposed number of students planned. If that was the case and it was too busy, I would not use it so it would not benefit me in any way, only students	12/19/2017 11:07 AM
14	However, if it is to be charged at the current rates or higher then I do think you are making it too exclusive - as a Trafford resident it is cheaper for me to have a monthly membership to Manchester council leisure facilities - and that' can't be right for a Trafford council resident.	12/19/2017 10:47 AM
15	Local community needs state of the art leisure facility of it's own. If it shares new facility with so many students it will be to the detriment of locals. Needs updating of present local leisure centre NOT to lose it. I am really against this aspect of the masterplan. The community needs to gain by UA92 arrival not lose out.	12/19/2017 9:20 AM
16	Investment is needed in Stretford's existing leisure centre. However, I do not agree with proposals to create a new leisure centre shared with the university, however state-of-the-art it may be. Compared to other parts of the borough, Stretford seems to be getting cheated by having to share with UA92 in facilities that are smaller than even the current leisure centre.	12/19/2017 9:19 AM
17	At present I am not convinced that the public will have priority in a leisure centre which is located next to the main sports university building which I understand is designed to cater for 6000 students.	12/18/2017 11:25 PM
18	Not enough additional facilities planned in new leisure centre to cope with extra student users. No research shown to indicate playground and cafe required at Turn Moss as adequate facilities in nearby Longford . Need to research into what facilities local community need.	12/18/2017 11:13 PM
19	Does not seem enough additional facilities planned to cope with both residents and students use.	12/18/2017 10:56 PM
20	Only limited block booking for student sport societies. Swimming no reduction in what is currently available and if possible a larger second pool. What is going to be the policy with charging for car parking. On the current site it is free. How will students/staff be stopped from using the car park. Charges for using the Leisure Centre to be in sync with the income of local residents.	12/18/2017 10:51 PM
21	I would like a new leisure centre, but I completely disagree with the location. Moving it to the campus makes access completely inconvenient. I want the leisure centre to remain where it is, or to be moved to lacy street.	12/18/2017 9:47 PM
22	I think we should do as much as possible to encourage local people to be able to do as much sport and exercise as possible - facilities should be open to the public at easily affordable rates for as much of the day as possible.	12/18/2017 9:36 PM
23	It appears that much of the proposals are being developed to further the interests of former Manchester United footballers and their businesses rather than for the benefit of local residents.	12/18/2017 9:02 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

24	I oppose the building of the university campus, however, I would support a new leisure centre	12/18/2017 4:02 PM
25	Please see previous comments on effects on wildlife and public access to green spaces in south of Greater Manchester.	12/18/2017 3:51 PM
26	It should not be shared with University use, public access will end up limited at inconvenient times for working people.	12/18/2017 2:47 PM
27	TAC would like to see the athletic stadium and car park as part of the modernisation plan	12/18/2017 2:25 PM
28	Again, all the proposed facilities are for the use of students, not the community!	12/18/2017 9:19 AM
29	All these proposals are not for us the residents of Stretford. Just for students. What has Salford City FC got to do with Stretford?!! Let them find a site in Salford and leave our open spaces alone. No need for cafe or play area there as already have this facilities across road in Longford park! Again Trafford council just want someone else to pay money so they don't have to!	12/18/2017 9:02 AM
30	I'm a Trafford Leisure Membership holder. I already find it difficult booking onto classes as they are full. What will it be like when it's open to students too??? I also hire the Stretford 3G pitches at a competitive rate - do you envisage rates will escalate so small community football teams can't afford to pay new commercial rental prices? The community can't be pushed out. Will the mobile health diagnostic/screening bus still be able to be based in Stretford as it often is in the car park at Stretford Leisure? Will there still be a swimming pool - it's used for swimming galas and great for prenatal lessons.	12/17/2017 11:56 PM
31	Again badly worded options mean I have had to go for the one negative option. I am generally supportive. I think the proposals should be more ambitious with a larger pool. And guarantees of public access need to be given. I'm more concerned how the development is tied up as one being deal with UA92 and Salford City. And I haven't seen an explanation of whats happening overall with the old site - why cant this be built on for accommodation.	12/17/2017 11:33 PM
32	The existing site should have been maintained but wasn't, which begs one to believe this plan has been a long time in the making. Either way, the town deserves a well maintained leisure complex which has no restrictions placed on it and has the volume and capacity to support local and student traffic. Perhaps even the current leisure centre site could be used for student accommodation?	12/17/2017 10:17 PM
33	The existing site should have been maintained but wasn't, which begs one to believe this plan has been a long time in the making. Either way, the town deserves a well maintained leisure complex which has no restrictions placed on it and has the volume and capacity to support local and student traffic. Perhaps even the current leisure centre site could be used for student accomodation?	12/17/2017 9:56 PM
34	Cannot agree with a public facility currently on council owned land moving to a privately owned location. This shouts out that there will be problems in the future.	12/17/2017 9:46 AM
35	The new leisure centre is not in Stretford, it is in Old Trafford. The current facility is in a great location for all to access. The proposed site is too far to walk to from Stretford, and many people like our household do not have two cars and actually want some local community. I am not against development or new facilities but think the proposal will damage the community facility that is here. Just because it is modern and shiny does not make it better. My wife and baby love Tiny Teds at the current facility and I am sure it is things like that, that will be lost and (would be too far to attend) at the new proposed facility.	12/16/2017 8:48 PM
36	I would prefer the Leisure Centre to be in Stretford town centre, near to good public transport links.	12/16/2017 4:18 PM
37	i like the current one	12/15/2017 10:14 PM
38	Not convinced locals will get same chance to use it when competing with 6,000 students, or that process will remain same.	12/15/2017 3:01 PM
39	Access will be vastly reduced due to 3000 students plus residents wanting to use the space.	12/15/2017 2:49 PM
40	Wont get same access at same prices. Cant compete with all those students.	12/15/2017 2:24 PM
41	Not convinced we'll have the same access at same prices. Also don't want to compete with 6000 students for use.	12/15/2017 2:06 PM
42	We have concerns as a current tenant of Turn Moss that we would have access to facilities for Gaelic football that would be affordable and open outside of the football season	12/15/2017 2:05 PM
43	Am not convinced access etc will be same when sharing with 3000 students.	12/15/2017 1:53 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

44	Locals wont be able to compete for access with 3000 plus students.	12/15/2017 1:46 PM
45	Wont be able to complete for access with 3000plus students.	12/15/2017 1:20 PM
46	Wont get same access when competing with 3000 students	12/15/2017 1:13 PM
47	I do not believe that the Kelloggs site offers the best location.	12/15/2017 1:03 PM
48	This area is a flood plain and therefore should not be built upon. It is also heavily used by the public as a right of way, popular with residents for walking, jogging, dog walking etc. This would be removed from the public and wrongly so. There are already football /rugby pitches set up that do not impact on either the area's role as a flood plain or access for the public - surely if someone wants to play football in this area, they can do so as it is.	12/15/2017 10:27 AM
49	The new leisure centre will be based in Old Trafford not Stretford.	12/15/2017 10:25 AM
50	The creation of an Artificial Pitch should be informed by the recently completed Playing Pitch Strategy. The location and design should be supported by ancillary facilities such as changing rooms, in consultation with the relevant pitch sport national governing body of sport.	12/15/2017 9:46 AM
51	The other options do not reflect my views. Whilst a new leisure centre would obviously be good in principle, there is insufficient information to allay fears that it would not be able to cope with existing use levels, together with planned increases in leisure activity, overspill from the closure of George Carnall Centre, and demand from over 6000 students. It is not enough to say that local residents will have equal access, if the new centre is too small to cope with the demand. We have been given only unsubstantiated assurances that this would not be the case.	12/14/2017 10:09 PM
52	The new leisure facility is in old trafford not stretford.	12/14/2017 8:41 PM
53	Has anyone involved in this scheme consulted with schools and children in the area ? Do you really know what the Community wants? Will we have a written contract as a Community as to usage and cost . Remember it is our Council Tax that will be involved in funding these plans and funding the ongoing debt.	12/14/2017 8:10 PM
54	If the facilities are shared with thousands of students I do not believe there will be space for local residents & families - will ' baby swims' and toddler activities be part of the plan- whose interests will be met ? Turn Moss is fine as it is - it is used by thousands of local residents every weekend.	12/14/2017 3:35 PM
55	I have still not seen a clear statement of usage of the leisure center, the last I heard... Students would take priority with the community only being able to access during off peak hours. As someone who holds a 9-5 role for this leisure center to make sense it would need to be accessible. Again... some consideration for the local community.	12/13/2017 1:32 PM
56	Again, as stated earlier, sufficient parking, reduced rates for local residents to use the facilities and more trams needed are my concerns regarding the leisure centre.	12/13/2017 12:54 PM
57	Any new leisure centre should either be built on Lacy Street (where George H Carnell centre users can also visit) or on the existing site. Assurances need to be granted that there will still be pay on the day visitors permitted and that local residents will be able to use all of the facilities that they already have access to.	12/13/2017 12:50 PM
58	The investment in Turn Moss is to be given to Salford Reds. WHY!!!!? It is a good area for residents and is also a flood plain for the Mersey. YOU NEED TO STOP TAKING SO MUCH CONSIDERATION OF OUTSIDE OF THE AREA PEOPLE AND CONCENTRATE ON THOSE PEOPLE WHO ACTUALLY CONTRIBUTE TO THE AREA IE. RESIDENTS	12/13/2017 8:02 AM
59	It does not seem best placed next to a proposed university. It might discourage a lot of older people from attending.	12/12/2017 8:44 PM
60	I do not believe that this proposal is intended to benefit local residents. I do not believe that local residents will be able to access these services.	12/12/2017 4:46 PM
61	I use a mixed facility sports centre and have some concerns that there will not be enough access for the community.	12/12/2017 2:38 PM
62	The building looks out of place.	12/12/2017 12:02 PM
63	Keep the leisure centre and the school gym as people don't want to share with students and it will be so busy	12/12/2017 12:02 PM
64	Full access to the public is important as investments can't just be for students but must include the community as a whole.	12/12/2017 11:57 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

65	I think this needs to happen as Stretford Leisure Centre definitely needs redoing.	12/12/2017 11:40 AM
66	Stretford Leisure Centre	12/12/2017 11:17 AM
67	Good	12/12/2017 11:07 AM
68	Can it be available to public and accessible to young people?	12/12/2017 11:05 AM
69	Seems like Salford football club seem to be the main beneficiary of theses proposals yet again nothing for the residents of Stretford and the community especially the young .	12/12/2017 10:03 AM
70	See previous answers.	12/12/2017 9:30 AM
71	A new centre should be built with the proper infrastructure : not crammed in a way which families will be reluctant to use	12/12/2017 12:52 AM
72	This question is biased to try and force a positive response. Really disappointed in your having taken such an approach.	12/11/2017 10:49 PM
73	Access must be given for local teams (Stretford) especially young teams. At no extra cost	12/11/2017 5:08 PM
74	The prices need to be kept low even for non students and it needs to be equipped to cope with the number of members	12/10/2017 6:30 PM
75	The new green route from Turn Moss to Stretford Town centre which crosses a very busy road junction of Kings Rd/Edge Lane/Lime Rd needs a pedestrian assisted crossing and improved cycle safety at this . Turn Moss is currently an amazing green space open to all the people of Stretford . I am concerned that fencing is being proposed so football pitches can be used by Salford City Football Club but this will mean a loss of green spaces. I am very concerned that this is essentially a part privatisation of a public green space.	12/10/2017 5:43 PM
76	Stretford Leisure Centre desperately needs regenerating, however, this is another poorly written survey question. The public needs to retain full access to facilities as a minimum to what is currently provided, in particular services such as children's swimming lessons, school swimming (including a small pool, which I am led to believe by some council members at meetings may be lost), a women's only gym, Tiny Teds. I am extremely concerned however, that the plans are for a leisure centre which will quickly prove much too small to accommodate the existing usage plus 6,000 additional sporty users, I cannot believe that residents will not get pushed out. Local residents need a cast-iron guarantee that we will have priority access over students to facilities, especially given the imminent closure of George Carnell. Why does Altrincham leisure centre get a major revamp with no strings attached?	12/10/2017 1:34 PM
77	Overall capacity will be lower with the closing of two leisure centres to be replaced with one. Also extra students using the facility. The annexing of Turn Moss to be used by Salford City makes no sense and is one of the most scandalous aspects of this plan.	12/10/2017 11:56 AM
78	This is a sham. It's a shame one couldn't be built for the community without all this student involvement	12/10/2017 9:51 AM
79	Agree that the leisure centre needs updating ,Trafford is spending money on Sale and Urmston but none of that money is dependent on the university plan ,so why should Stretford's.	12/10/2017 12:36 AM
80	Controlled parking for leisure centre users, stop people parking for metrolink etc	12/9/2017 9:27 PM
81	Not open to the public	12/9/2017 3:25 PM
82	New leisure site should not be on UA92 site - this will not be accessible enough to the general public	12/9/2017 3:11 PM
83	While I believe Stretford's existing leisure centre is now quite out of date and in need of modernisation, I do not agree with proposals to create a new leisure centre shared with the university, however state-of-the-art it may be. While the council are investing in new and upgraded leisure facilities in other parts of the borough, it seems as though Stretford is being short-changed by having to share with UA92 in facilities smaller than the current leisure centre. I would like to see one of the existing leisure centre buildings retained and refurbished as a dedicated centre for the public, not shared with the university.	12/9/2017 1:47 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

84	Access to good opportunities for exercise and recreation is a key part of wider plans to improve the health and wellbeing of residents and provide opportunities to socialise and make friends. The current proposals have capacity to make this more difficult. I am concerned by the size of the leisure centre and do not think it offers enough capacity for local residents and students. The Turn Moss development has major ecological implications, closes off open space with walls. Swimming is already very overcrowded in Stretford and Sale and we would need more swimming provision not less.	12/9/2017 10:59 AM
85	It will need to be twice the size of the current one to deal with the students and locals. Will attract people from MCC wards in that location.	12/9/2017 10:27 AM
86	Move it to the lacy street location	12/9/2017 9:10 AM
87	Turn moss should not be closed off by fence or priority use given to a university. Local teams will eventually be pushed out due to time constraints or pricing or both and this is not acceptable. The leisure centre is already in a convenient location. It does not need to move and priority use should not be given to students. There should be no times when it is closed to the general public because of university use.	12/9/2017 6:14 AM
88	Its an open greenspace, leave it as it is.	12/9/2017 5:38 AM
89	This isn't what local residents want. Better spending our hard earned pennies on improving the existing site	12/8/2017 10:39 PM
90	How realistic is it that a new leisure facility in Stretford can cope with the demand from the public, especially with the closure of George Carnell Leisure centre, AND several thousand students on sports degrees? If I was a student coming to study on a sports degree I would want dedicated sports facilities not have times when I couldn't use them because of toddler clubs or swim sessions.	12/8/2017 9:58 PM
91	I have a young child so would still like child friendly sessions	12/8/2017 9:37 PM
92	The current facilities are disgraceful and have been left to for. They are disgusting to use (as a teacher I've taken pupils there) and over priced and not at all competitive in price. Change all of that and allow STRETFORD residents to benefit from subsidised prices please. We need better facilities to provide swimming lessons for all. It all needs to be revised so that you are providing a service which meets the needs of the Stretford residents as well as students.	12/8/2017 5:44 PM
93	I attended one of the engagement events and the messages around this were not clear, it felt very much that Trafford Leisure we leading in their approach. I don't feel that this should be a priority for public spend.	12/8/2017 5:07 PM
94	I am very concerned that the new centre will be on busy and not cater for young families and elderly people. The current leisure centre is a great community centre for both these groups. I do not believe this can be maintained with the inclusion of students.	12/8/2017 4:53 PM
95	Worse for local people than current site	12/8/2017 4:14 PM
96	My sister owns a dog walking business and uses turn moss for this purpose.	12/8/2017 4:13 PM
97	This will be taken over by the students, used for teaching and training and the public will not be encouraged to use the facilities. Times will be restricted for the public and will not be used by the public to the extent that the current leisure centre is.	12/8/2017 3:55 PM
98	We need to keep public access and services, rather than things being leased out, fenced off or having to fight with 6000 students for access.	12/8/2017 3:53 PM
99	The new leisure centre I feel would be firstly fore students and I think that the public time allocated for the public would be limited.	12/8/2017 3:43 PM
100	The junction was meant to be cycle friendly. It really isn't.	12/8/2017 3:25 PM
101	The leisure centre, turn moss should be primarily for current residents	12/8/2017 3:06 PM
102	No mention in your proposals about the fences/ floodlights / leasing to a private business. And you've clearly told UA92 that they can have what they want because you're in the shtick with the Social care budget. If not you'd let us at the very least have the leisure centre in our town centre and at least pretend you care about us residents.	12/8/2017 3:04 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

103	See my earlier comments. Fundamental concern over sharing facilities with UA92 and what this means for public use. Even if the intention is to remain "public first"...how long will this last when paying students demand use for galas or other classes etc.... Furthermore, I would like to see it in the Town Centre rather than in "Sport-ville", where much Trafford investment and focus seems to be drawn at the expense of the heart of Stretford.	12/8/2017 12:32 PM
104	Drain the fields and leave them as they are the public like the access we currently have and Salford city shouldn't be abandoning their facility in Salford to bring congestion to Stretford.	12/8/2017 8:08 AM
105	Full public access, please. A modern leisure centre that has less access than the current one is not what I want.	12/7/2017 10:50 PM
106	<p>Stretford Amateur Swimming and Water Polo Club is thriving club with nearly 300 members, which will be celebrating its 130th anniversary in 2018. As well as a long history, which has seen members achieve national and international honours in swimming and water polo, the club has bright future, currently enjoying success with both swimming and water polo programmes. In the current season the club has won league titles in water polo, while in swimming we have topped the Division 2 table in the North West Arena League, secured the top club award at the Manchester and District Swimming association Age Group Meet, plus won multiple individual honours. There is a definite buzz about the club and an attitude that we can achieve great things and put Stretford firmly on the map. The club's home for the past 35 years has been Stretford Sports Village, with which we have developed an excellent relationship ensuring maximum use of the facilities, allowing the club to progress, helping competitive swimmers to achieve their potential and providing opportunities for children and adults of all ages to get fit, socialise and participate, thus delivering key aspects of Trafford Council's Sport and Leisure Strategy. The benefits of swimming are well known and Stretford ASC caters for all ages and abilities. A recent report from Swim England found that children who take part in swimming regularly develop physical, cognitive and social skills quicker than those who do not. The report also found evidence that swimmers live longer. Swimming regularly also helps older people to stay fit, physically and mentally. Stretford is a family-friendly club, run by coaches and volunteers who have associations with the club going back many years. The current swimming head coach, Tom Pope, and water polo coaches, Simon Jones and Gareth Potts, all represented the club as juniors. The club is managed by a committee of volunteers who have ensured it is financially stable. We have played a prominent role in developing a strong network with other local clubs, both within Trafford (e.g. Flixton, Trafford Metro, Altrincham) and outside Trafford (e.g. City of Manchester swim and water polo teams). We believe the development of a new leisure centre in the borough offers an exciting opportunity to deliver a facility that can be the pride of Trafford and the whole of the Greater Manchester area. Trafford Council's Sport and Leisure Strategy outlines an ambition to: • Be 'first for sport and leisure' with vibrant, dynamic and sustainable facilities and opportunities to participate and engage in sport and leisure at all levels from grass roots through to professional; • improve quality of life through increased participation and access participation and access to sport, leisure and physical activity." • maximise the potential of resources • attract major sporting events to inspire individuals and communities to participate in sport and leisure activities and to develop relationships with local businesses to support the objective for economic growth Trafford already boasts the homes of Manchester United and Lancashire Cricket Club, both of whom are venues for national and international sporting events. With the right facilities the new leisure centre could deliver all the key aims of the Sport and Leisure Strategy and become a centre for major swimming and water polo events, competing with the Manchester Aquatic Centre for major regional and national events and bringing additional revenue into the borough. The Stretford Masterplan shows huge ambition by Trafford Council and we hope that ambition is reflected in the new leisure complex. In our opinion, simply constructing a like-for-like facility to replace Stretford Sports Village would be a huge missed opportunity. Replacing the current six-lane pool with an eight-lane one, having a pool with an adjustable floor height and ensuring adequate facilities for spectators would be elements that could deliver huge benefits. The pool would then be multi-purpose, from children's swimming lessons and parties to national and international swimming and water polo events. There are years of experience at Stretford swimming and water polo clubs that could be tapped into for advice on delivering the best facilities for these sports. We stand ready to assist in whatever way we can to ensure the new leisure centre delivers for the Trafford and wider Greater Manchester community and is a facility which becomes a centre for top-class sport.</p>	12/7/2017 9:32 PM
107	I like the cycle friendly pitch but also dont understand your obsession with cafes	12/7/2017 8:32 PM
108	Stretford needs a leisure centre. Old Trafford residents go to Moss Side.	12/7/2017 1:43 PM
109	An improved leisure centre is overdue. It's important the pricing paid by the public is in line with other Trafford Leisure facilities	12/7/2017 12:00 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

110	As per my previous concern. I think it would be really detrimental to develop Turn Moss. It is a beautiful, large, expansive field that brings a lot of joy to visitors and residents alike. This would totally ruin it	12/6/2017 8:39 PM
111	What is wrong with the current leisure centre? The Council had planned to replace the swimming baths in the relatively near future. This would be significantly cheaper than building a new leisure centre.	12/6/2017 6:29 PM
112	Not in favour if it means sharing a leisure centre. Students should have their own sports' facilities. Turn Moss is green belt public open space which I enjoy as it is - an empty landscape. I don't want to see any new developments or fenced off areas there.	12/6/2017 12:41 PM
113	There must be at least as good a range of facilities / access (including pricing) for residents as there is at present	12/6/2017 12:41 AM
114	This question is not transparent and does not provide clear and transparent information on which to answer. The question does not align with your proposals for the site in the revised masterplan which is significantly student/UA92 focussed for this area as opposed to the community focus for the area hinted at through this question. There should be an option that allows the agreement with the original proposals for regeneration but without the university focus for which every proposal for Stretford now seems to rely upon.	12/5/2017 11:28 PM
115	Would be nice for a new leisure centre as long as it will be for all not just students	12/5/2017 3:52 PM
116	Why for students? should have been a long ago for those who pay council tax i.e. local residents	12/5/2017 3:26 PM
117	Students would swap the residents in use of the leisure centre.	12/5/2017 3:03 PM
118	Although it has been said that residents would have equal access to a new leisure centre, the sheer volume of students would swamp the facility, crowding out Stretfordians. This plan would be an absolute disaster - except for students.	12/5/2017 2:52 PM
119	I am sceptical about how much residents will have access to these facilities (see sports facilities in Gorse Hill park as an example).	12/5/2017 2:40 PM
120	Proposed leisure centre too far from town centre and Stretford residents. When match days access to it from Talbot Road will be severely limited. It will be in Manchester 16 NOT M32 STRETFORD!	12/5/2017 2:19 PM
121	I appreciate that Stretford leisure centre requires investment, however this needs to be a leisure centre for the community not for students first. Reducing access to the community at a time of mounting obesity is a backward step.	12/5/2017 2:01 PM
122	Could the building be designed in such a way that solar panels could cover a large area of the leisure centres roof to provide sustainable power over the long term for the leisure facilities. Has it been considered that a new and brighter leisure facility may attract more people, has this been considered in the size of the facilities especially with regard to swimming? Cycling - encouraging people to cycle and giving them the confidence by building good segregated cycle lanes down Talbot Road will inevitably lead to more cycle use	12/5/2017 11:56 AM
123	While I believe Stretford's existing leisure centre is now quite out of date and in need of modernisation, I do not agree with proposals to create a new leisure centre shared with the university, however state-of-the-art it may be. While the council are investing in new and upgraded leisure facilities in other parts of the borough, it seems as though Stretford is being short-changed by having to share with UA92 in facilities smaller than the current leisure centre. Although guarantees may be given, we have seen how easily these guarantees can be broken as they have been at the Talbot Centre. As a regular user of the leisure centre, this is a big concern of mine.	12/4/2017 10:11 PM
124	the current site is a dump and does need replacing. I would like it to include a swimming pool as a priority	12/4/2017 7:13 PM
125	Why Salford City ? Shouldn't this be offered to Trafford FC in the first instance. OR as a minimum a selection process based on the needs of the local established football clubs such as Stretford Vics and Lonford Park Juniors. Turn Moss is a natural flood plain that can be flooded by the Environment Agency if the Mersey was to become swollen., do the proposals for buildings and pitches take cognisance of this?	12/4/2017 10:08 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

126	<p>Whilst this is great, I think the wider community will require better transport from the centre of Stretford connecting these hubs. For instance more could be done to improve Trafford Park station to include a tram connection or better safer access to the existing station to increase mobility in the area. I would welcome more of these facilities across the area instead of concentrated at the campus.</p>	12/3/2017 8:07 PM
127	<p>As a resident in this area (Wilton Avenue) we have experienced increasing parking problems in recent years. We have match day restrictions in place for football, but as developments have been undertaken in the area (Flats on Warwick Road, hotel at the cricket club which disrupted Trafford Council staff parking at LCCC) there has been an uplift in commuter parking on local roads. As an experienced Development Control Engineer that worked for Trafford Council for 8 years on developments in the area, i'm exceptionally concerned about these proposals and the likely parking stress that will result. The development proposes a multi storey car park that will no doubt be pay by the hour. This is no use nor ornament for local residents who will experience further on street parking stress as students will want to park for free the same as football and cricket fans and commuters do too. We are insufficiently protected and there is insufficient enforcement on match days and the match day signs have been allowed to fall into disrepair. We have put up with the congestion and parking issues on a match day but It is not acceptable to enforce this onto us on a daily basis without adequate mitigation measures or management plans in place. Parking pressures relating to commuters have increased in the last year, especially since on street parking charges in the vicinity of the tram station and the town hall have been increased. The tram being located in a close proximity is not adequate an excuse for a lack of free parking being provided within the site, the tram is oversubscribed, trams are full by 7.45am in the morning and on match days at peak times are inaccessible without queuing on both sides of the tracks, getting to work by any mode of transport other than cycle or on foot is impossible on a match day . Capacity is required to be increased at peak times on the metrolink network. There are no current cameras or monitoring of the signal controlled junctions within the vicinity of the site and the length of time that congestion is experienced at local junctions has increased in recent years and therefore adequate cameras should be installed to allow TfGM to monitor the congestion on the network and to allow optimisation of the signals at peak times to reduce congestion. Adequate infrastructure for travel by foot, cycle and public transport is required to comply with NPPF and those assessing the application need to be undertaking a robust unbiased assessment that isn't swayed by wealthy developers or political gains. Residential development is better suited to this site in my honest experienced opinion. The area around Old Trafford tram should not be encouraged to become a campus and town centre, it would be better realised with residential development, to fit with neighbouring sites. I believe there is a high likelihood of severe cumulative impact resulting from these proposals in terms of transport, congestion and parking issues. The opening hours of the new leisure facilities need to be realistic. Closure at 3.30pm on weekend days is not helpful.</p>	12/3/2017 11:18 AM
128	Existing leisure centre needs to be modernised solely for the community	11/29/2017 10:21 PM
129	Only local residents are given discounts as compensation	11/29/2017 4:58 PM
130	I do support this on the basis that there is full public access but the proposed facility does not appear big enough to support the local community as well as the increased number of student users.	11/29/2017 4:55 PM
131	Reasonable prices for all	11/29/2017 1:18 PM
132	The facilities would need to be fully open to all members of the public. If my understanding is correct and that there are plans to put astro-turf down on Turn Moss then I object to this most strongly - the area is a flood plain and the number one priority for a flood plain is drainage. Also, this must not be fenced off - there should be access to all areas of the community who have been using Turn Moss to run, walk and exercise - this cannot be taken away. These grounds are already being used for football/rugby etc. by other schools/clubs as they are and I think that if UA92 wishes to use them for this purpose then they can do so in the same way without cordoning off a public area.	11/26/2017 3:37 PM
133	The swimming pool should be 8 lanes as this will increase the potential for competitions and allows more space for public swimming slots as well as space for lessons and club sessions	11/26/2017 12:35 PM
134	A new leisure centre is great but it will mean closing the old one and then Stretford's leisure facilities will be privately owned... what happens if they decide to close it or increase the fees? We're left with nothing and UA92 have just been gifted a load of land.	11/26/2017 8:33 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

135	Longford Park (just across the road from Turnmoss) already provides facilities that could be upgraded at less cost (since no doubt it is proposed for use of the new University). The current Leisure Centre, which is not very accessible to Stretford residents because it is used as a dormitory facility for Altrincham and Bowdon children and students at the expense of Stretford residents (view the swimming timetables for proof), was extended just a few years ago. Moving it closer to the cricket Ground, Manchester United and Tesco will increase congestion in an already over-congested area.	11/25/2017 4:14 PM
136	This whole proposal is nothing but a smoke screen to cover up the real proposal of hiveing off parts of Turn Moss which is infact a protected greenspace, and should not be offered for use to a Salford Football Club business.	11/24/2017 3:11 PM
137	I think Trafford also needs to focus on other leisure facilities it has allowed to become run down. I feel William Roe should be reopened as a municipal golf course, stretford and urmston leisure centres should remain open and be modernised as should George H	11/24/2017 1:54 PM
138	I cannot agree with the proposal until the car parking situation on ayres road/warwick road south and the neighbouring residential road is addressed as the proposal is going to exacerbate the problem	11/24/2017 9:55 AM
139	This must be big enough to accommodate Stretford residents	11/23/2017 9:02 PM
140	It would be an excellent opportunity to have reduced memberships for families, so that the area is still open for business for families as well as students and for there to be good range of choices for women only activities	11/23/2017 1:45 PM
141	This is the only thing I would support.	11/22/2017 8:41 PM
142	I disagree with the turn moss proposals (you haven't structured the questions properly they are misleading). If Salford reds want pitches then let them source and dums their own. Why are we reducing the amount of green space at turn moss?	11/22/2017 2:21 PM
143	Wheelchair accessible facilities should be included in these plans to make the area accessible for all. Wheelchair parking spaces, wheelchair friendly paths, wheelchair friendly equipment on the children's play area, a changing places toilet facility. This would be fantastic for the community as inclusion is important. Please take note.	11/21/2017 8:55 PM
144	Full access that is in no way lesser than what we have now - roller discos, ladies only facilities, school swimming, tiny teds, classes for older people, hireable spaces for children's parties etc. It's not about the building, it's about what happens inside it.	11/21/2017 2:04 PM
145	A much dated building that needs improving from the outside as well as the inside. With the high influx of students a much needed sport facility will compliment the area and the university.	11/21/2017 12:25 PM
146	I think this is good for Stretford	11/20/2017 3:21 PM
147	I am concerned that as a resident i will not have the same access at the same times to the proposed leisure centre than the students at the proposed development	11/20/2017 3:08 PM
148	I would like to ask that consideration is given to the requirements of all sports requiring use of a sports hall. From a netball perspective: Perimeter (sides and goal line), sunken goalposts, wood sprung floor are all elements to ensure safety in the game and allow the development of aspiring athletes. Please could the technical requirements within the latest Rules Book be looked at and engagamenet with England Netball.....	11/20/2017 2:14 PM
149	Currently the leisure facilities in Urmston and Stretford are woefully inadequate. All are overused and packed all of the time. If a new facility is to be provided please make sure it is large enough for everyone to use	11/19/2017 10:49 PM
150	The cycle paths should connect to chorlton ees (via hawthorn lane), and safe crossing of edge lane. The pitches should be environmentally friendly. The cycle routes into Stretford need careful consideration (the new edge lane junction hasn't been a success).	11/19/2017 7:44 PM
151	Currently use the Leisure Centre regularly and feel that it would benefit from improvement.	11/19/2017 2:45 PM
152	Worried about traffic and car parking	11/18/2017 7:26 PM
153	Since the Paralympic we've not seen any sports facilities that was promised. Please could you consider a sports hall for cycling for the disabled and abled with adapted bikes for the disabled. We need indoor facilities for the disabled there are a lot of disabled children/teenagers (all ages) with nothing to do in our community.	11/18/2017 2:57 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

154	Disagree with any building on Turn Moss due to environmental reasons. Also impact on the local community teams who are currently bases there	11/17/2017 6:52 PM
155	It is now a commercial venture being rented out to a non local business and reduces playing fields for local residents. Money making exercise, yes, for residents benefit? That'll be a big fat NO.	11/17/2017 10:28 AM
156	Leave turn moss alone! Cyclist are a pain on public pathways as it is going too fast. A danger. This is my work place and these changes will ruin our businesses. 30+ professional dog walkers use this area, as do many walkers. We look after the area and ensure it is kept tidy and clean	11/17/2017 7:48 AM
157	and have facilities and specialised parking spaces for the disabled and their carers	11/16/2017 11:42 PM
158	Great opportunity to develop a facility, including potentially improved access / facilities to aqua sports for local adult and junior residents and neighbors of Stretford/Old Trafford. For swimming events, club, cubs/scouts and schools the provision of seating gallery would be essential, particularly if with foresight a wider and/or longer pool is created. Brilliant opportunity to link the massive sporting credentials of the area with this new facility #creatingTraffordSportsLegacy #TraffordSportsExcellence	11/16/2017 8:56 PM
159	Have a new leisure centre for students by all means, but keep the existing one for the public.	11/16/2017 4:38 PM
160	We were lied to about this facility and now I am aware of it, I don't believe it is for the community. Tell me how it benefits us rather than unspoilt green space? It doesn't. We need a new leisure centre but the council are unwilling to put money into it. Well they have to, and not fob us off with sharing the space with 6000 students.	11/16/2017 4:30 PM
161	I believe the sports hall should be big enough for several courts. On behalf of the netball community we really struggle to go d available sites and this could potentially be perfect for us if it were to be big enough	11/16/2017 4:00 PM
162	Key that local residents aren't impacted either in cost or level of service as a result of closing the existing leisure centre. Parking provision for local residents also needs to be considered on account of families and elderly that currently use the stretford talbot and chester road sites.	11/16/2017 3:21 PM
163	This is very long overdue	11/15/2017 6:16 PM
164	Since the college is aimed at sports it will be over run by students so won't benefit the Community. As for turn miss Gary Neville wants some fenced for Salford reds and who owns that.	11/15/2017 5:36 PM
165	Green space being taken from the public. Shame on you!!	11/15/2017 4:35 PM
166	You say in your info that residents will be considered in all developments, we are not a consideration, we are the priority so there should be no doubt that we can use the facilities.	11/15/2017 1:39 PM
167	Stretford lesiure centre is looking sad and unloved so I welcome new facilities but only if they are fully open to the public and have sufficient capacity for the community to fully utilise them. Things like the well used Tiny Teds sessions must continue and a pool is essential.	11/14/2017 8:30 PM
168	It is unacceptable to move the leisure facilities so far out of Stretford. They are already right on the edge, this is even further away from the centre. I am concerned that there is talk of sharing it with 1700 students, how much access is going to be guaranteed, it is already difficult to go swimming due to all of the swimming lessons taking place. How is going to be shared? Stretford and Old Trafford are not one place.	11/14/2017 7:39 PM
169	Why is public land being handed over to a football club?	11/14/2017 4:04 PM
170	There must be full access to the public at a decent price point with parking. The uni can't book it out each evening / weekend as that isn't fair. Swimming lessons for kids and adults should also be on offer. Female / adult only swimming should also be considered.	11/14/2017 10:48 AM
171	UA92 students are entitled to their own leisure facilities like at most universities. The people of Stretford are entitled to our public facility that is not shut half the time because it's being used by UA92.	11/13/2017 11:45 PM
172	The Leisure centre needs improvement, but I am concerned that if it was joined up with UA92 facilities that the current residents would lose access.	11/13/2017 8:58 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

173	At a time when many other towns in the area are getting new state of the art facilities without any outside investment it very much feels like Stretford is being shortchanged and the leisure facilities privatised. Given the nature of the courses on offer at the university I find it hard to believe that there will be room for both student activities and resident activities within the same space. Commitment to ensure that the same or improved classes and pool time, commitment on prices etc would be needed before I could be convinced that this would benefit Stretford. I think it more realistic for UA92 to have their own facilities for the sole use of the students and then a regenerated leisure centre for the residents, it feels as if the council are taking the opportunity to not have to spend money of improving the leisure facilities of Stretford because the university will contribute financially if they get use of the facilities in return, at detriment to the residents	11/13/2017 7:59 PM
174	However I worry about what happens to the old leisure centre? another abandoned building?	11/13/2017 6:35 PM
175	see previous notes	11/13/2017 11:30 AM
176	The cost of membership needs to remain the same as the current one. Of course the whole complex needs to be open to the public.	11/13/2017 10:45 AM
177	I think this is the wrong site for the Leisure Centre. It is too far from the main residential areas	11/12/2017 11:25 PM
178	It needs to have full access to the public	11/12/2017 12:03 PM
179	There are too many unanswered questions about the impact of public transport in the area as the proposed new leisure centre is some distance from bus routes and the tram network is already oversubscribed. There has been a lack of investment in cycle paths to/from the proposed leisure centre, the impact of the potential loss of leisure services and no specific details about how this will be guaranteed with the new facilities other than vague promises we will keep the same services and access. The impact of the change of use of Turn Moss on local residents has not been addressed, or the impact of an influx of traffic around an already very busy area- especially on match days. There also has not been enough consideration of the impact on the groups who use that area etc etc etc. Lack of transparency regarding the whole process is also a major issue.	11/12/2017 10:40 AM
180	I would like to see better guarantees about community use. How will it be ensured that membership/access for community members will not be impacted by sharing the facility with the students.	11/12/2017 9:24 AM
181	Need separate leisure centre for public. No use of turner moss for Salford football club. This is Stretford.	11/12/2017 12:39 AM
182	It needs to be bigger. If an extra 6000 students will be using it, if it's build at the same size it will be grossly too small	11/11/2017 7:52 AM
183	I think the facility should be built and owned by the the local council so it is ultimately responsible to the entire local community including the the students(who will be members of our community). The university will be able to buy in the services they require but the leisure centre will have to maintain a policy of open access for all, at the same rates,even though some services may be more targeted at some sectors of the community ie baby sessions, over 50 sessions etc.	11/10/2017 7:55 PM
184	We need more guarantees about public access. Without these I'd rather we had a public leisure centre like other Trafford boroughs.	11/10/2017 7:14 PM
185	I don't support plans for Turn Moss because we don't need play area of cafe have both in Longford Park. Should be left as it is land space for all to enjoy	11/10/2017 5:49 PM
186	Strongly disagree with the space on turn moss being used for UA92. Think the council should be ashamed of themselves for selling off green space to the highest bidder. Have real concerns about the affect this will have on the local population	11/10/2017 5:16 PM
187	Turn Moss is green belt open to the public once you start building café, artificial pitch and play area you are eating away at the green belt, there is a play area in Longford park along with a Café why is there a need for one at Turn Moss. Paving over green belt for a cycle path is wrong, I am unable to cycle now but I used to ride my bike across Turn Moss without tarmac.	11/10/2017 4:32 PM
188	You cannot make part of Turn Moss inaccessible to the public - it is a public space. If Salford Football Club want somewhere to train they can't just fence off public space - even if they're promising to 'share' with the community (because guess who will take precedence in that arrangement?). Again - I haven't ticked any of the 'I am supportive' because I know this will just be reported as 'XX% of respondents said they were supportive of the proposals, which in their current form I'm not. The leisure centre needs to be a public one first and foremost, for always, if it in any way replaces the current leisure centre. This centre is well used and if anything needs upgrading as it is, even before accounting for a huge influx of new users.	11/10/2017 11:25 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

189	"Full Access" in this instance doesn't mean that one of six or eight swimlanes is available for an hour or two in the evenings. It means that student groups/clubs etc never get more than 50% exclusive use, and that when non-student groups e.g. kids swimming lessons or after-school sports clubs are running, casual users can still get access to facilities. The Aquatics Centre is a perfect example of how NOT to do this - I was a member there for over ten years after it was built and between the student clubs and the kids' swimming lessons I was only able to use the facilities for an hour and a half in the late evening as at other times there was only one lane available for public swimming and it was often widthways across the shallow pool meaning it was full of kids standing around and therefore useless for lane swimming. To me this does not represent public access. There's also been very little info given as to what will happen to the existing leisure centre site - what is on the table for that?	11/10/2017 11:11 AM
190	The community will never be able to use the new sports centre as it will be over run by students who will obviously be put first as after all its being built for them	11/10/2017 11:08 AM
191	The current Stretford leisure centre comes no where close to satisfying demand from the public.	11/10/2017 9:22 AM
192	Provide what the community needs. Stop grovelling at the feet of some retired footballers. Please.	11/9/2017 11:30 PM
193	Yes, Turn Moss is a good opportunity, but please don't develop around the Hawthorn Lane end. This needs to remain the lovely nature spot that it is. If anything, Hawthorn Lane needs vehicle access prohibited at the junction with Hancock Street as it is mainly a fly-tipping hot spot. I welcome the development of the area around the Edge Lane side, but also understand the residents' reservations who live in the immediate vicinity.	11/9/2017 10:59 PM
194	We currently use the pool 7 days a week to train. We would want to have continued access at similar prices. We,d love to see improvements in facilities including 8 lanes. A viewing gallery is also essential to enable us it hold competitions both internal and external	11/9/2017 8:07 PM
195	The leisure centre will not be local to Stretford it will be near Old Trafford tram stop and we will not be able to use it when we want. Turn moss will belong to a Salford football club.	11/8/2017 10:34 PM
196	There appears to be information circulating that part of Turn Moss will be fenced off and pitches for the use by Salford FC. This is not what was said at the consultation, there was no mention of Salford. It was also stated that there would be full public access as there is now. No mention of a fence. There is a cafe in Longford park that is successful and was developed without being tagged on to some sort of regeneration as an afterthought or the backing of money from foreign investment.	11/8/2017 10:18 PM
197	Traffic management is essential for this area. Match /event days create an influx of extra vehicles and in turn a mass of illegal parking issues. Residents suffer from the activities of these individuals in respect of intimidation and obtaining money with menace	11/8/2017 10:09 PM
198	Local people will never have opportunity to use this facility. It will always be busy. My young son will not have any more chance to use the facility.	11/8/2017 6:02 PM
199	As mentioned earlier, the new leisure facilities will be smaller, how do you balance the community who use the current facilities a lot with 6,000 students? Who gets priority? Our children or students? With regards to turn moss - this questionnaire mentioned 1 artificial pitch - subsequent information states more...which is it? Will it be accessible to the public? I've heard about fencing around it. Turn Moss is wonderful land used by the community - are you going to assure locals *full* access to Turn Moss?	11/8/2017 3:23 PM
200	No restricted access to anything	11/8/2017 3:12 PM
201	Too small for number of users it will get and is not in Stretford.	11/8/2017 1:42 PM
202	Stretford will loose the leisure facilities it does have at the edge of Stretford. The new facility will be in Old Trafford. It will be shared by students and will also be used by people from Whalley Range and Chorlton. It will get very busy, and I understand the planned one is smaller than the current one. Bad plan.	11/8/2017 1:13 PM
203	These questions are very much loaded towards answering the positive for the proposal. I am concerned that the facilities may inadequate for both the public AND students to use at the same time.	11/8/2017 10:27 AM
204	I understand that the pitches are to be leased to Salford city fc. Not exactly public use?! Outrageous lies being told to the public to coerce support and approval. Surely this should be for the use of the residents of stretford and surrounding areas, not a football club from another city.	11/8/2017 9:09 AM



## YOUR SAY – on the Stretford Refreshed Masterplan

205	Proposals that Salford will own part of Turn Moss are completely unnecessary. To fence it off and suggest people can 'hop over' a 4' fence is patronising at best and disgraceful at worst'.	11/8/2017 7:18 AM
206	continuity of employment for staff and of membership and access for public (as priority)	11/7/2017 11:34 PM
207	Any replacement centre should be on the existing site and the same size or larger	11/7/2017 9:22 PM
208	Im not at all convinced that public access to the leisure facilities will be the same or greater than the current provision	11/7/2017 9:16 PM
209	The new service should remain affordable to families in the area	11/7/2017 8:58 PM
210	No option for unsure.	11/7/2017 6:19 PM
211	Please see comments regarding car park listed above	11/7/2017 4:28 PM
212	Turn moss is a flood plane and should not have anything built on it . Why have you not disclosed that the artificial pitches will be used by private company ? Very underhand to hear they a local football team has priority on this . There is already a play area and cafe in Longford park so invest more there instead of on this land . Fear traffic congestion will be even worse as the road down tomTurn moss from Edge lane is very narrow indeed .	11/7/2017 2:29 PM
213	This needs to be accessible and affordable to the people of Stretford.	11/7/2017 1:39 PM
214	This would have to be an extremely huge centre to accomadate residents and the students!	11/7/2017 1:16 PM
215	Not necessary. Will be tailored towards students not residents. Will take facilities away from locals	11/7/2017 11:31 AM
216	Too little info has been given about pricing, who can have access to the centre, etc	11/6/2017 11:06 PM
217	I disagree because I am not convinced that this will provide better access to leisure facilities than the current provision at Streford Leisure Centre - especially in terms of opening hours, costs etc.	11/6/2017 10:20 PM
218	It seems to becoming apparent that a lot of the fields will be closed off and restricted which is not acceptable.	11/6/2017 9:07 PM
219	The thought of a new leisure centre (NLC) at Stretford is appealing, as the current facility is most certainly starting to show it's age. However there are several concerns: Parking: The current location offers a reasonable amount of parking. What will there be at the new location? There is a multi-storey car park shown in the plans, in the same location as the proposed NLC will this be available to users? What about parking for disabled users and parent and child parking? Will the centre be open to residents at the same times as it is currently, with no preferential use for the students of the proposed UA92? As a resident with a Trafford Leisure annual membership I would want to able to use the proposed NLC as I do currently. I would also not want to see students of the proposed UA92 having use of the centre at a reduced rate or paying less than a Trafford resident would. I would want the proposed NLC to offer the same classes as it does currently and more besides. More activities suitable for older people to encourage as many people as possible to take up fitness at a level they can do and enjoy. I would not want to see shared changing rooms for the pool as they have	11/6/2017 6:41 PM
220	There is no one answer that reflects my views. We need access to facilities at all times, not just off peak.	11/6/2017 4:02 PM
221	I would like to see a bold new leisure centre that offers options for cycling, walking and other activities such as Urban Leisure and Roller Disco currently provided by Tuf*C	11/6/2017 2:09 PM
222	The leisure centre needs to continue to offer family provisions, specifically holiday clubs for children. There is a severe lack of quality, affordable, healthy and active day care facilities in Stretford. The sports centre deliver this and I am yet to find somewhere else in the area that does. It is important this continues. I do not agree with the proposals if there is not a commitment to continue the school holiday club provision to the same or superior level as the current offer.	11/5/2017 8:58 PM
223	I am unsure if the artificial pitch. There will be loss of green space. The city as a whole is becoming very built up. With large building developments planned in chorlton and the amount of building in the city centre I am very concerned about the lack of green lungs for people.	11/5/2017 8:17 PM
224	We are in desperate need of a 50 metre pool, and a diving pool, for our future Olympians.	11/5/2017 1:32 AM
225	Will members continue to have swimming lesson slot?	11/5/2017 12:26 AM
226	I think a ew sports centre would be good but again council owned and run I think the council need to be realistic with Tesco & Aldi and potentially Lidl by white city the requirement for stretford mall detoriates why not reduce the commercial offerings and build more homes	11/4/2017 9:14 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

227	This seems like duplication of existing facilities. It is only a few years since additional leisure facilities were provided at Stretford High, as part of the deal with Tesco.	11/4/2017 6:46 PM
228	I think it will be fantastic.	11/3/2017 5:17 PM
229	Please ensure existing leisure centre remains open until the new one is available. Also, a certain % of facilities should be allocated to non students to prevent difficulty accessing facilities during term time	11/3/2017 11:42 AM
230	what about the gym at Stretford high- the money that was spent on this and what will happen with the old leisure facilities? maybe stu accommodation could be built here	11/3/2017 10:01 AM
231	As a pensioner I am concerned about possible price rises for the facilities; for the staff at Talbot Road; and that the facility is not taken over by students.	11/2/2017 11:56 PM
232	I would be interested about any potential costs for membership as I already have membership at the old site	11/2/2017 10:24 PM
233	As the leisure centre will be part of the campus, I am worried it will be overcrowded and aimed more at the campus students, rather than the local residents.	11/2/2017 9:47 PM
234	I think full public access similar to what we have now is essential and parking areas close by.	11/2/2017 7:55 PM
235	Please ensure adequate parking for patrons. The current site is half filled with portable NHS facilities regularly, plus some popular events and match parking and has poorly designed parking facilities. Provide auto-sign in for classes to reduce unnecessary queues, support the large amount of family/child activities, provide more classes in evenings/weekends for busy professionals to access so they find it worthwhile to use, provide AC in the sports hall etc for busy times in the summer especially.	11/2/2017 6:26 PM
236	Difficult to access - location already congested. Events at the Cricket Club closes the road to Kelloggs now what will happen in the future. Trafford residence would only have limited access - the benefit would be to students.	11/2/2017 6:14 PM
237	Not part-time that we have the same of more access than we have currently - this must benefit the community, not limit it	11/2/2017 5:05 PM
238	Please ensure security is in place to protect residents and students.	11/2/2017 9:25 AM
239	Stretford residents must come first	11/1/2017 4:12 PM
240	It is essential that the services are expanded and improved, prices remain affordable for families and local residents, and staff retain their employment. The current schedule of activities for children, especially in the school holidays, must remain and not be overtaken by student activities.	11/1/2017 12:23 PM
241	The new facilities will be at the mercy of the success or failure of the campus and will most likely be charged at a higher rate than the current leisure facilities.	11/1/2017 8:37 AM
242	Why can't the local leisure centres receive this investment instead? Stretford leisure centre is not far away from the proposed campus and is already a purpose built facility. It would not require as much investment to update it's facilities.	10/31/2017 10:30 AM
243	Please make sure there is a swimming pool in the new centre if it gets yhe go ahead	10/30/2017 11:50 PM
244	Needs to remain low income friendly. Would benefit from a pool considering Stretford Lesiure Centre is a dump.	10/30/2017 7:15 PM
245	The leisure centre should stay where it is but be given a full refurbishment. Any move as part of UA92 will undoubtedly result in membership price hikes and make current members feel unwelcome. In addition, whilst I support the plans to educate at UA92, I chose a local centre to avoid hoards of students in the gym	10/30/2017 4:38 PM
246	The range of facilities seem rather limited - I'm not sure a café will be viable if it's just a pitch. What about squash courts, gym etc?	10/29/2017 4:22 PM
247	I am supportive of this proposal only on the basis that there is full access to the public, and no increase in cost to members of the public over those at the existing facilities.	10/29/2017 11:37 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

248	I am keen to see an improvement on the facilities already on offer at Stretford Leisure Centre, including the facility for water polo matches and swimming galas with a spectator area allowing 'crowds' (Current balcony seats around 60 plus standing room to accommodate around 40 more). Specific equipment would need to be included such as diving blocks and removable water polo nets. These can offer a sporting pathway for children right through to adults - starting with the SwimWell brand run by Trafford Leisure. There are rumours of an 8 lane 25m pool and this would definitely be a positive change from the current 6 lane 25m pool. I also suggest that the gym facility includes a free weights room including a number of squat racks, and a separate ladies-only gym, which is successful at Stretford Leisure Centre already. I have been using the leisure facilities in Stretford (sometimes up to 7 days a week) for the last 15 years and am keen to see a new centre include all the right things!	10/28/2017 11:58 PM
249	In theory a good idea as Stretford Leisure Centre has seen better days. However, it is very popular and well used by both members of the community and sports clubs. Major concerns re: the downsizing of the facility and any potential increase in costs. This is a one off opportunity to develop and improve on the facilities that are currently available and not reduce these opportunities. If done correctly the new Leisure Centre could potentially add to the world class sporting facilities in the immediate proximity. A 50 metre swimming pool would attract significant usage and put Stretford/Trafford on a par/above anything Manchester has to offer Stretford swimming and water polo club uses the facility for a number of hrs every week and vital that this relationship continues - it is the clubs 130th anniversary next year and the future of the club must be taken into account during changes. Is the long term plan for the Centre to remain under the control of Trafford Leisure?	10/28/2017 3:16 PM
250	Could you release more details about how the leisure centre will be shared and the facilities offered? How many sports halls? Squash courts? A proposed timetable for the pool. As it is a sports university the expectation is that all students will make use of the leisure centre. What measures are in place to ensure residents don't feel intimidated by large numbers of students.	10/28/2017 3:16 PM
251	There should definitely be full access to the public and it should be free, or at least reduced to residents.	10/27/2017 4:28 PM
252	state of the art gym and swimming facilities are a must along with enhanced facilities for indoor sports.	10/27/2017 11:58 AM
253	The leisure facility needs to offer things for everyone- and at a decent price. Things for the elderly, sessions for families, children, good access and parking. Swimming, a gym, indoor courts, decent large changing facilities etc	10/26/2017 3:36 PM
254	So long as the public can use the leisure centre then yes, I fully support this proposal. There are a few things though that need to change if possible:- The current membership costs under Trafford Leisure I feel are rather expensive and for this reason I have never joined. You need to consider that although Pure Gym does not have a pool, it is a lot cheaper than what Trafford Leisure currently charge and it is only at Exchange Quay which isn't far at all to travel. I chose to join Pure Gym for those two reasons - cost and distance from my home. For £24.99 a month you can use any of the 135 gyms on offer around the UK and if you choose to opt for the even cheaper membership to use your specified gym ie, Exchange Quay, it is only £19.99 per month. The pool at the new leisure centre needs to be larger than the one at Stretford Leisure Centre. It can then accommodate both lane swimming and swim clubs without it becoming too busy. Lane swimming at the current leisure centre is too busy due to the pool being split in half to accommodate swim clubs. I understand it is a good regular income for Trafford Leisure, however, after a few times trying the lane swimming at Stretford I gave up as it was too busy to swim comfortably. The pool is not large enough to split it between swim clubs and the public and I feel it is unfair on people who are paying for the Aqua Anytime membership. I really like the idea of the Aqua Anytime membership, but again, this is more expensive than the membership at Pure Gym, hence me joining there instead. A sauna, steam room and jacuzzi would also be a nice addition at the new leisure centre, along with a decent beauticians if possible. Also, what is going to happen to Stretford Leisure Centre once the new leisure centre opens? If it is to be closed down (which I imagine it would) then it would make sense for it to be incorporated into the redevelopment of Trafford and the new University and then the students could use it for something. Maybe a Students Union?	10/26/2017 12:51 PM
255	I am supportive of the plans as long as the UA92 use does not restrict the public's access to the leisure facilities.	10/26/2017 12:00 PM
256	WAKE UP GREEN AREA BEING MESSED WITH AGAIN NO NO NO NO	10/26/2017 11:16 AM
257	A well over due project. Great for the whole community	10/25/2017 10:34 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

258	Full access means no restrictions whatsoever. Students should not get priority. Urmston Baths can't cope. George Carnal is being closed. Stretford now to close too. What exactly are we getting this has not been made clear, again!	10/25/2017 9:31 PM
259	I simply can't agree with the existing proposal because there isn't sufficient detail about community use of the facilities. All you've provided is the positives about this overall masterplan regardless of the potential negatives. I'm really disappointed that a balanced, comprehensive view hasn't been provided.	10/25/2017 8:26 PM
260	Turn Moss is hugely accessible and I hope it will remain so	10/25/2017 6:28 PM
261	I think you should improve the services at the existing site as you promised when you decided to close the George Carnell centre. Also the existing leisure centres are well served an extensive bus service (every few minutes) providing good access for people without own transport, parents with child buggies, and users with mobility problems. The proposed site is on the bus route of 2 infrequent local buses The present site is also in a good position for local junior and nursery children to walk to their swimming lessons. If you move their pool to the planned site they either can't use it or have to find the funds to obtain transport. Some users of the Talbot centre after they have finished a class go to another class on the Chester Road centre, if you move the Chester Road centre they cannot do their full workout. All the points above mean that Trafford Leisure cannot fulfill their vision of "more people more active more often". The Chester Road centre provides more than a sports centre it is a community hub, and this atmosphere will be lost when sharing with students. Also the residents of Trafford are paying for this service but it is possible that their usage will be limited to accomodate the students. If the students need a leisure centre then the footballers behind UA92 could use MUFC site.	10/25/2017 3:38 PM
262	I am looking forward to accessing the proposed cycle track and new facilities at Turn Moss and would be keen that a cycle hub / hire option and gym were there so Turn Moss has more to do for the family when my son is playing football	10/25/2017 11:02 AM
263	On page 27 of the refreshed master plan it states a 'A new green' route' will be delivered along Edge Lane to the A56. Could pelican (green man) & cycle crossing facilities be installed at the Kings Rd, Edge Lane, Lime road junction which is currently very dangerous for pedestrians to use. Currently the Kings RD/Edge Lane/Lime Rd junction has no pedestrian/pelican crossing points and this investment in the green route would be an absolutely fantastic improvement for the local community and make the gateway to Chorlton/Stretford a true 'New Green route'	10/24/2017 6:42 PM
264	Is this going to be full size swimming pool? Is it going to have swimming sessions for the over 60's? Will solar panels be fitted to the roof?	10/24/2017 6:27 PM
265	I am very wary that this plan will over develop a well used space and exclude local residents.	10/24/2017 11:45 AM
266	Swimming pool!!! Needs to allow full access to the public and continue to be affordable. Want clear information on what will be provided in the leisure facilities and how this will be available to the public.	10/24/2017 10:42 AM
267	I hope that the new leisure centre will be open to the public in a similar way to the present one, and that the new leisure centre will have squash courts like the present one used to have.	10/22/2017 7:49 PM
268	please ensure that the facilities include support for elderly members of the public who are more likely to use them during the day.	10/22/2017 9:35 AM
269	This needs to be well priced so it is actually accessible to the community	10/20/2017 5:39 PM
270	Turn moss does not need re-imagining or any such idea. It is a lovely peaceful green space and does not need commercialisation	10/20/2017 1:25 PM
271	We would like to see some form of bicycle hire scheme linking in with local providers and bicycle businesses so that Turn Moss becomes a destination that is suitable for the family and links in other activities (walking / cycling) both while the football is taking place but also outside of this time.	10/20/2017 9:13 AM
272	Will residents have access to facilities throughout the day or just at off peak times	10/19/2017 5:25 PM
273	the current facilities are very lacking. A brand new public complex would be a bonus to the area	10/19/2017 4:58 PM
274	Not particularly aware of Turn Moss playing fields but need to know community use isn't being detracted from.	10/19/2017 1:15 PM
275	There is already a leisure centre next to Stretford High School. No need for another one generating more traffic!	10/18/2017 8:44 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

276	As long as it remains affordable and offers the same functions as now	10/18/2017 8:28 PM
277	I am a regular swimmer at the current stretford leisure centre. I used to swim at Chorlton but when it all moved to hough end it attracted more people and was very congested. I tried stretford and loved. People of all ages and backgrounds swim there. It's a fantastic and sociable place. And for old people it really gives them somewhere to relax and feel comfortable. My fear with the new centre is that all this community togetherness will be lost. Therefore my suggestion is that the leisure centre pool is a few lanes wider than the current one to cater for people of all different swimming abilities and ages. It doesn't need to be Olympic size in length. 25m is long enough. But Olympic size in width would be far better for the community.	10/18/2017 6:55 PM
278	Facilities should continue to include children's swimming pool and Tiny Teds. There should be continuous leisure facilities-so the existing stretford leisure shouldn't be closed until the new facility is fully operational.	10/18/2017 9:50 AM
279	will this affect Stretford Leisure Centre ?	10/18/2017 7:01 AM
280	No I don't want to share with students, we will get the raw end of the deal and aparently will only be allowed to use the building at off peak times.	10/17/2017 11:10 PM
281	It would be sad to see Stretford Leisure centre go, but it is now an old building. This is positive for the people of Trafford. The only thing is it will be some way from a decent bus route.	10/17/2017 6:48 PM
282	The site of the present leisure centre is perfect for local residents as it is just off the main road and on direct bus routes. Many local children visit the site without their parents and I do not think this would be a desirable proposition if the site moves. I agree some improvements are needed and I suggest moving it to the opposite side where PC World used to be and in this way it is still on the main bus route.	10/17/2017 2:10 PM
283	Again refer to initial comment at start of consolation form	10/17/2017 1:28 PM
284	George Carnell Centre is closing, I believe. this would be a fantastic addition to leisure facilities in Trafford. As long as it is open to the public.	10/17/2017 1:23 PM
285	Has consideration been given to have leisure facilities on the Lacy Street site, moving accommodation to the Talbot Road site so that the leisure centre and Turn Moss sites share a closer vicinity? I believe that siting the leisure centre on the Lacy Street site is a much better idea for Stretford Town Centre.	10/16/2017 11:12 PM
286	A new leisure would be an excellent addition and help to improve health outcomes in the area.	10/16/2017 7:30 PM
287	There is already leisure facilities	10/16/2017 10:32 AM
288	already have stretford leisure centre; what to become of the land? already gave £20M to LCCC.	10/15/2017 12:56 PM
289	TBC stopped supporting sale water park and there is no longer boating	10/15/2017 11:12 AM
290	Again- I am thinking demographics. There is the old (albeit run down but good) leisure centre off Greatstone, the facility at Stretford high... Will this end up being the leisure centre for students of the university? Not to say that is a bad thing, but it wouldn't directly benefit the community as a whole. There would have to be targeted programs on offer for the community that involved children, senior citizens, prenatal, maybe even flu shots etc, to bring the community into the space.	10/15/2017 6:50 AM
291	We have a sport centre... the council should do what they've previously promised and make it better for us, the residents.	10/14/2017 10:39 PM
292	and whenever we like, and not at inflated prices, but would prefer it to be nearer to Stretford not farther away!	10/14/2017 9:42 PM
293	Why is George Carnall being closed	10/14/2017 8:09 PM
294	why not invite Stretford Grammar School to share their grounds - you could then give them some valuable investment as the 'flagship' grammar in Stretford and drain their grounds. Could then open up the back lane and use access to tennis courts, and other facilities at the school and the surrounding areas without taking too much away from turn moss	10/14/2017 7:24 PM
295	As there is nothing wrong with the current leisure centre that is used by many schools and the public I can not understand why it has t9 be moved	10/14/2017 6:06 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

296	And you don't close other facilities on the basis that this new one is provided. See Withington Baths in Mcr - MCC were going to close it because Hough End was being built, 'wonderful state of the art' etc etc, BUT in fact the Burton Road baths were convenient, accessible, right there, and having been kept open despite the Council, are still being used and valued. Location, being nearby is very important particularly if you really care about the less mobile and well off of the community.	10/14/2017 3:47 PM
297	people need good basic cheap local leisure facilities	10/14/2017 3:37 PM
298	How will people get into turn moss as it is a private road and they have said they are not going to let the use it? there is only hawthorn road that has access and it would not hand this ! Will dog walkies still be able to use turn moss or will that be stop with it been private area. Will non-league football/ schools game still be able to play on there or will that be band?	10/14/2017 3:23 PM
299	We already have two Leisure Centres in Stretford, one of which was built on Stretford High School's former playing fields, land was already sold off to Tesco as part of this deal. Why do we need another?	10/14/2017 1:11 PM
300	Public access to the leisure facilities, as they will be replacing Stretford Leisure Village, is vital for Stretford residents who cannot afford private gym membership. Low cost and free access to health, well-being and fitness facilities is important for ensuring that the people of Stretford are not prevented from improving their health and well-being. Improved health results in reduced pressure on NHS health services and increases employability.	10/14/2017 12:55 PM
301	The cycle lane must not (in my opinion) affect the flow of vehicular traffic (e.g. by taking a lane away).	10/14/2017 12:48 PM
302	Trafford should have provided the local community with a decent leisure centre the stretford one is very dated. Last week I asked some workmen assessing light about the carpet hanging off the stairs in the large pool viewing area which was extremely dangerous. His answer I'm not here to see to that. However he could see the danger and ripped it off the stairs saying I will get in trouble for that. To which I answered I don't see why you have probably save an accident happening and a claim to trafford for damages. The turn moss is a lovely bit of green area I wouldn't want to see it developed and spoilt. I however have no objection to a small facility for local groups not an all dancing /singing facility which would spoil this natural area. No floodlights.	10/14/2017 10:24 AM
303	This should be for the community and family centric not mixed use with a university	10/14/2017 8:18 AM
304	What are going to be facilities for older people? I don't like the focus on cycling. There should be more safe areas to walk.	10/13/2017 9:06 PM
305	Keep George Carnell centre open , good place , good facilities, great people.	10/13/2017 7:44 PM
306	I would still prefer to use Stretford Leisure Centre - more accessible - just needs bringing up to date	10/13/2017 7:44 PM
307	Please ensure there is sufficient parking	10/13/2017 7:39 PM
308	The leisure facility does need to have full access for the community. The current facility does have a role in the community that needs to be continued. Certain facilities are vital for the area such as Tiny Teds playgroup that is £2 for 2 hours so affordable for all and runs all through the Summer. Activities for young people that are affordable such as roller skating and affordable holiday clubs for children.	10/13/2017 7:05 PM
309	Full access to the public at affordable prices. Not just off peak	10/13/2017 6:21 PM
310	A new Leisure centre yes but for the community only - all those students - we locals would not benefit at all.	10/13/2017 6:19 PM
311	Access for the public should NOT have any limitations attached ie time of availability	10/13/2017 5:41 PM
312	What about the green land - it's a unique space. Manchester is a great city but lack one major thing - green spaces! Compare it to NY, London and Barcelona - yes no parks! Leave our green spaces alone!	10/13/2017 4:26 PM
313	When did this become the UA92 site?	10/13/2017 3:06 PM
314	Do we really need it?	10/13/2017 2:30 PM
315	What's going to happen to the old Leisure centre? What about the old B&Q site? Any plans for there? Seems like an ideal location to me	10/13/2017 2:06 PM
316	The current leisure centre serves the public just fine. It needs updating but it's fine where it is.	10/13/2017 1:36 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

317	This is a disaster we already have 2 leisure centres in Stretford. One on the Trafford campus site and Stretford High School site. We absolutely do not need anymore things that will attract thugs.	10/13/2017 1:36 PM
318	Trafford has closed down libraries/sports centres elsewhere. Due to trying to close my local sports centre. Controversial plan to pay/move the already provided services. As services used for different people/type of people. Access would be needed and help for those that services have been taken away.	10/13/2017 1:20 PM
319	And at no extra cost to the public. I do not think that it is acceptable if costs increase due to the new building. The university will obviously want to have special times/groups for the students however this is not acceptable - there must be full access to the public.	10/13/2017 12:42 PM
320	We need confirmation that residents' current leisure offering and access will be improved.	10/13/2017 12:15 PM
321	Better public transport for EVERYONE who wishes to use this facility. Good advertising and classes etc etc needed to encourage ALL age ranges to use the facilities. If this isn't done, it is likely that the site will be seen as an extension of the Uni. campus and of no relevance to other residents. It needs to be used for other activities (shows, fairs, meetings etc)	10/13/2017 12:13 PM
322	I want clarity on EXACTLY what is to be offered. To what extent can the public continue to enjoy this green space with children and dogs. How will you guarantee that there will not be increased footfall down the cul de sac Granby Road, the shortcut to Turn Moss.	10/13/2017 12:07 PM
323	Will the current leisure staff be transferred to other centres or to the new one - I don't think locals should lose jobs because of this. Issue of prices, will the prices be the same as other Trafford leisure centres or will there be an increase that will outprice locals from using the centre. I'm very concerned about the talk that locals will only be allowed to use the facilities at peak times - that's not good enough. If you demolish our leisure centre then we should have full access to the new one. Need to ensure that they still offer primary school swimming sessions for local schools like Gorse Hill, St Ann's and Victoria Park, they need to still offer swimming lessons to members of the public esp for kids, public should be allowed to use the gym, the courts for badminton/tennis/table tennis etc, sauna's if the new facilities have them, we should keep the roller disco sessions as this is very popular - both my kids and all their friends go. We should have tiny teddy sessions, we should have the zest exercise sessions. Locals should not lose out, Stretford and Gorse Hill are not affluent areas and many here do not have vehicles to travel to other areas, public transport isn't reliable or affordable either a lot of the time.	10/13/2017 12:01 PM
324	I am happy with the facilities we have now.	10/13/2017 10:54 AM
325	Concerned about access for locals.	10/13/2017 10:24 AM
326	Trafford Leisure are useless and have already proved that their facilities are not available to the wider community.	10/13/2017 8:07 AM
327	The proposal will add traffic to an already-congested road and tram network. It's not as if there aren't already a large number of leisure/fitness centres in the area.	10/12/2017 11:26 PM
328	This is an important resource for the local community and the facilities must be maintained for local residents and especially children and young people and preferably improved. The provision of swimming lessons, Tiny TEDs are great for local residents and must be retained and easily accessed.	10/12/2017 10:29 PM
329	How would public access be restricted if this is part of student facilities. The facilities and availability (i.e. number of staff available) at Trafford Leisure centres is particularly poor so I am doubtful this would be done correctly here.	10/12/2017 7:59 PM
330	Who will own the new leisure facility? Will residents have equal access at all times? Will the Turn Moss redevelopment mean it is fenced off? Will the public have access at all times?	10/12/2017 3:40 PM
331	The centre & Turn Moss should be community use first and foremost - students should be off peak for these facilities.	10/12/2017 1:44 PM
332	The leisure centre has to be open 24/7 to the public and contain enough resource that neither the students or the residents are disadvantaged. Given it's a new one we should have better resources than we do now.	10/12/2017 10:03 AM
333	To anyone who lives in Stretford, the Talbot Road site is not considered part of the town. A leisure centre should be placed centrally. Three junior schools are in the centre of Stretford. The leisure centre should be accessible on foot to children at these schools.	10/11/2017 10:37 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

334	The facilities must be better than what we currently have, and the capacity must correspond to what I imagine will be a much larger footfall. The current leisure facilities are popular with the public and support will wane if there is a perception that the new version is first and foremost for the students.	10/11/2017 9:06 PM
335	Leisure Centre - absolutely it should be for all to use and state of the art sounds good hopefully with multi use and function facilities that can adapt to what people want in terms of leisure and what that means for them across different communities. These facilities can very quickly date and I feel it shouldn't be too state of the art or it'll look awful in a few years. If there is to be a large landscaped area and cycle routes that great but as my earlier comments - Though I agree with the need to reduce congestion some of the changes on Talbot Road see more congestion by reducing the road to one lane, this is good in some respects but doesn't put people off the need to travel by car and does cause further congestion. Trying to stop people using cars on surrounding roads doesn't seem to be the answer and causes unknown stress and frustration for people who need to get to work and have no alternative.	10/11/2017 6:54 PM
336	Any cycle infrastructure done in Trafford is terrible so I assume this will be too. A box ticking exercise	10/11/2017 5:42 PM
337	The leisure centre is a great idea, Stretford leisure centre is a place close to my heart however Trafford's leisure facilities are due a major upgrade. I would hope Trafford would use this land at the current leisure centre to build HOUSES!	10/11/2017 5:30 PM
338	The leisure centre should be relocated to the Mall site or redeveloped where it is not part of the UA92 site.	10/11/2017 2:29 PM
339	Stretford leisure centre is already under used, as its prices are too high for the local community's budgets. State of the art means more ££££ to visit!	10/11/2017 2:27 PM
340	Whilst the current leisure centre is dated and in need of investment or renewal, I have concerns that the proposal of a shared facility would impact public access and also lead to the loss of some of the activities which are delivered for the community (such as Tiny Teds etc.).	10/11/2017 12:50 PM
341	That the union office remains part of the facility as it is easy to park and pop in. I think it is also important that local people are welcome and it is not just a student hub. The current centre has a very community based feel and this should remain.	10/11/2017 12:35 PM
342	A new leisure centre for Stretford on a like for like (if not better) basis is much needed. I would be really keen on cycle support or provision (such as hire scheme) for bicycles at Turn Moss so it becomes a destination for other things than football or becomes family friendly while football is taking place	10/11/2017 12:24 PM
343	the public would have to have full, unrestricted access (in terms of time of use and classes, pools) for me to support this plan and it would also have to be big enough to replace and take in the students	10/11/2017 12:14 PM
344	A Cycle Hub and hire centre within the Turn Moss Area	10/11/2017 12:06 PM
345	The leisure centre needs to be able to serve the community and then students	10/11/2017 11:50 AM
346	I would like to know the proposed sports on offer. I would like indoor tennis courts to be included at the site.	10/11/2017 11:05 AM
347	It needs to have a good Pool.	10/11/2017 10:48 AM
348	- I am a regular user of Manchester Aquatic Centre - if standards can mirror this and leisure centre gives community as much attention as students I am in favour - Existing facilities are dreadful - show us a masterplan, let us know you understand what makes Stretford leisure centre good and commit to maintain this i.e. classes for kids etc - A new pool with swimming lanes and better pool temperature would be most welcome	10/11/2017 10:41 AM
349	greenspace needs to stay as it is	10/11/2017 9:18 AM
350	I currently use Stretford Sports Centre but think that it has seen better days and has capacity issues. Something new would be fantastic.	10/11/2017 9:17 AM
351	Are there plans to develop the existing leisure complex in Trafford	10/11/2017 9:04 AM
352	I think this is a fantastic idea, and I would like to see this in joint partnership with Trafford Leisure Centres to ensure residents are receiving the best value for money, and have the opportunity for their families to access the facilities.	10/11/2017 8:28 AM

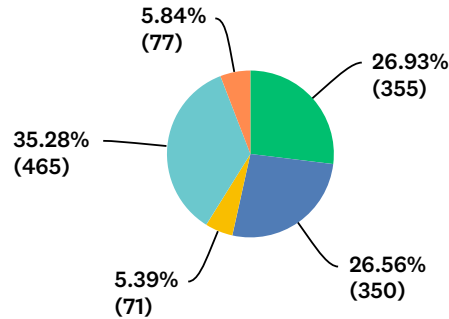


## YOUR SAY – on the Stretford Refreshed Masterplan

353	On a flood plain!!!!	10/10/2017 7:19 PM
354	If this proposal is to work and benefit the community then members of the community must be invited to be part of the design and planning process. All too often these things go wrong and cause much upset to local people because they were not invited to be a part of the planning. For example if a plan to include a childrens play area is included then members of the community should be part of the design and planning process. The public must have full access to these sites and not be put second the the students.	10/10/2017 6:51 PM
355	It has to be affordable	10/10/2017 5:51 PM
356	Having seen the closure of George Carnall and the lack of consultation regarding this or interest in local people's views I will take some persuadingel that this will be open to ALL all of the time.	10/10/2017 5:47 PM
357	Access to public should be wide and not limited to small off peak slots. this should be legally binding	10/10/2017 5:36 PM
358	Again, I am concerned about traffic access.	10/10/2017 5:20 PM
359	There needs to full public access to facilities with no further cost to local residents. Existing members of the gym, users of swimming lessons should be offered replacement services as a priority. The new leisure centre should also offer as a minimum, existing services available via Stretford leisure centre. This includes all swimming lessons, sports clubs/lessons, holiday club, kids activities (roller disco, swim fin sessions etc), playgroup.	10/10/2017 5:16 PM
360	also so long as too much green space is not taken	10/10/2017 5:07 PM
361	The leisure centre must offer all the same services as the current facility, including swimming lessons (private and for schools), holiday clubs and family activities.	10/10/2017 4:29 PM

## Q11 In terms of the proposals for Turn Moss, please indicate which statement most closely reflects your views:

Answered: 1,318 Skipped: 201



- I am supportive of plans to upgrade the Turn Moss recreation ground
- I am supportive of this proposal on the basis that there is full access to the public
- I am supportive of this proposal but have some specific suggestions on the facilities that...
- I disagree with the proposals around Turn Moss
- This is not relevant to me

ANSWER CHOICES	RESPONSES	
I am supportive of plans to upgrade the Turn Moss recreation ground	26.93%	355
I am supportive of this proposal on the basis that there is full access to the public	26.56%	350
I am supportive of this proposal but have some specific suggestions on the facilities that should be offered	5.39%	71
I disagree with the proposals around Turn Moss	35.28%	465
This is not relevant to me	5.84%	77
<b>TOTAL</b>		<b>1,318</b>

#	PLEASE ADD ANY ADDITIONAL COMMENTS ON THE ABOVE HERE	DATE
1	Giving public spaces to commercial football club. No guarantees.	12/19/2017 4:43 PM
2	The road is narrow the area is extremely residential. Such a development will be detrimental to the area. Also the land at Turn Moss is extremely boggy and spends a significant amount of the year flooded.	12/19/2017 4:32 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

3	<p>1) the area is greenbelt/greenspace open space, 2) the area is a natural and historic flood plain, where would all the water be displaced to and what impact would that have on surrounding areas?, 3) it is home to a rich variety of plants, insects, birds (woodpeckers, owls, warblers, migrating birds), animals (badgers and bats) and amphibians (frogs, toads and newts), 4) families, dog walkers, kids parties, picnickers, organised football and friends kickabouts, kite flyers, golfers, runners and walkers, and people just taking in a bit of fresh air and nature - Turn Moss is used all day every day (and evenings and nights in summer) by so many different people - all these users would be denied access by the fencing off of the area proposed for leasing to Salford City FC, 5) a public Right of Way runs from Chorlton to Stretford across Turn Moss, 6) as a daily user of Turn Moss (for over 17 years) I do not believe that a cafe is a viable business idea - a mobile catering van sometimes visits already - if a mobile facility was a guaranteed, regular thing (a local start up business perhaps?) then I and many other Turn Moss users would be very happy to support and enjoy it. A mobile facility would not significantly compete with the Longford Park Café and Pets Corner, 7) there is no mention of public toilets, seating or more bins in the proposals, 8) what about noise and light pollution?, 9) the vehicular access and car parking is inadequate at present - increased usage would exacerbate this and add to the problems of congestion and air quality on Edge Lane, 10) Salford City FC are a professional football club with aspirations of league status – if they are granted a foothold on Turn Moss they will want undoubtedly look for more in the future. Salford City should stay in Salford!, 11) the historic border between Trafford and Manchester is marked by a line of trees (including a sycamore that may be 100 years old) – this tree line and wild life corridor is threatened by the proposal to drain and fence off for the exclusive use of SCFC.</p>	12/19/2017 4:30 PM
4	Quite simply if the rumours about Turn Moss are true this feels like theft from the community.	12/19/2017 3:01 PM
5	It is completely inappropriate to sell off this public space to a football team that is not even based in Trafford. I also note that you have very misleadingly failed to mention this detail of the plan in this survey.	12/19/2017 2:44 PM
6	I totally disagree with Salford reds having three pitches let them have them in Salford no fencing as people have a prescriptive right of way totally disagrees with 4 g and floodlight for impact on wildlife and residents in the area	12/19/2017 2:44 PM
7	I'm concerned to hear that development plans for Turn Moss may result in public access bring restricted to sections of this green space - ie fenced off areas. I'm more worried about the impact any development could have on wildlife in this area, especially when the use of artificial grass is factored in. Putting to one side the amount of energy it takes to make this product, anything that threatens the habitat of birds, butterflies and bees is a backwards step. We should be working tirelessly to protect our dwindling natural resources like Turn Moss, not destroying them bit by bit.	12/19/2017 2:40 PM
8	No research into any need for cafe/playground at Turn Moss as already provision at Longford Park they should do some research to find out what community needs there. Turn Moss fields at present is an important area for walkers, dog walkers, nature lovers, wildlife, etc. Furthermore, we oppose the erection of any fencing on green belt land which cannot be regarded as an improvement of the area, or of benefit to local people. The National Planning Policy Framework (NPPF) states, "The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."	12/19/2017 2:00 PM
9	I am supportive of the proposal on the basis that there is full access to the public. I have concerns over the traffic access to the centre - this is currently on a corner with limited visibility, down a steep, poor quality road. All of these issues should be addressed where possible.	12/19/2017 12:46 PM
10	We have very little protected green space in this area and this is protected. The proposals do not benefit the local community in anyway. To talk about a cafe run by Trafford leisure services would be extremely expensive to put into operation and indeed to even service and quite frankly laughable if it wasn't such a serious matter. Providing this development for another cities emerging football club to use is foolhardy as their future requirements are bound to overtake the plans that are proposed at the moment. I would like to point out a better place for this development would be the playing fields on Chester Rd/Cross Street a joining the the River Mersey easy access by metro and bus service, especially as some of the councilors from that area and Timperley seem to think it is an opportunity not to be missed.	12/19/2017 12:06 PM
11	Not happy that open fields and floodplains will be fenced off for Salford FC use, not even a Trafford Team and it should be open to public access	12/19/2017 11:07 AM
12	The term Turn Moss 'recreation ground' seems inappropriate. Use for sport is a good thing but artificial surfaces and fencing would not suggest free access to the public.	12/19/2017 10:50 AM
13	About time	12/19/2017 10:47 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

14	I am totally against any of the development at Turn Moss. Just across the road we already have a super cafe in Longford Park, Turn Moss does not need a cafe! This area is a quiet space for the local community, all the plans seem to be about commercializing this green space. It is already well used by dog walkers, families, for sport, cyclists along Hawthorn Lane. I am worried this green space will be spoilt and access to all of it impossible if pitches and facilities are expanded. Will the pitches be fenced off? Lack of detail in masterplan. Feel the changes to Turn Moss have not been fully disclosed to users of Turn Moss. Posters up at the site to disclose possible changes with Salford City FC arrival, where are they? Very few people know what may happen to this green space. This area of land is also very boggy, have any costings been done on how this will be tackled. Why are the pitches sited so close to residents buildings instead of on the west side of Turn Moss nearest the cemetery? Total lack of public consultation or explanation on this aspect of masterplan.	12/19/2017 9:20 AM
15	I disagree with proposals for Turn Moss and cannot see how creating private facilities for the exclusive use of Salford City FC would offer any benefit to the local community. I feel that the negative aspects would far outweigh any supposed benefits this scheme would bring.	12/19/2017 9:19 AM
16	I am extremely concerned about the recently announced proposals to have Salford City FC take over public land in the green belt and the potential it opens up for further development for example with floodlit pitches etc....There are many implications of these proposals - for example the massive increase in traffic; the lack of car parking facilities; competition of a new cafe - all of which could have implications for provision in Longford Park and for local residents.	12/18/2017 11:25 PM
17	No research shown to indicate playground and cafe required at Turn Moss as adequate facilities in nearby Longford . Need to research into what facilities local community need.	12/18/2017 11:13 PM
18	The playground and cafe is a doubling up of services provided in nearby Longford. A review of leisure facilities needed in the area could help add additional facilities actually needed.	12/18/2017 10:56 PM
19	Initially it was a proposal for UA92 and after the consultation has started we are told that Salford City Football Club are going to be the main beneficiary. This is not a good way to carry out consultation.My opposition is based on the following 1 SCFC are a full time professional club.They owners are very wealthy. They can afford to buy and develop their own site. 2 This is green belt land. 3 How many buildings are going to be necessary to meet the needs of SCFC eg gym,medical room,canteen,store,changing rooms etc.Allegedly they have ambitions to be a Championship Club by 2025.They will require a lot of facilities. 4.Fencing.1 mtr. will not be high enough to keep people off the pitches. 5.Traffic impact from Edge Lane 6.Minimal investment in the rest of Turn Moss ie amateur sports teams are still left with poor quality pitches. 7.How is a solitary 4G pitch going to be managed.	12/18/2017 10:51 PM
20	I'm concerned that this is privatisation via the back door and that in the future access will change. Presumably access will come with a fee as the upkeep of the artificial grass and play area will have an associated cost.	12/18/2017 10:25 PM
21	Salford Football club should buy their own training facilities in Salford. Stealing a large portion of our green belt to give it a private company is outrageous. Applying for funding for a cafe and play area in a effort to reduce their costs, and bridge residents is an insult. There are existing cafe and play areas across the road in Longford park. This development is completely unnecessary for local residents and only exists for the benefit of a privately owned football club from a different city. I also believe there is a serious conflict in the football club also being owned by members of the UA92.	12/18/2017 9:47 PM
22	As I have football training there I am concerned it will not be available to the whole public, this would be a problem with me	12/18/2017 9:08 PM
23	These proposals greatly benefit Salford City Football club but do not greatly improve the lives of Stretford residents.	12/18/2017 9:02 PM
24	Please see previous comments about the negative effect this would have on wildlife, biodiversity and public access to green spaces in the south of Greater Manchester.	12/18/2017 3:51 PM
25	Should not be fenced off for private use by a football club.	12/18/2017 2:47 PM
26	I am a local resident and profoundly disagree with these plans. I do not understand how a public space can be fenced off and used by a private company . I am deeply concerned about the light pollution, the noise, the water displacement, the traffic, the disturbance to local wildlife. I am also angry that residents who border this area in Manchester hardly know anything about these proposals - I only found out myself by chance.	12/18/2017 11:15 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

27	I live on Alderfield Road, Cholton, Manchester residents as stated across Edge Lane is Turn Moss which is difficult for existing access for coaches and cars with people wanting no use of existing facilities. If more people were to use more facilities with this students would be made even worse. Just ask the residents who live on either side of Turn Moss!!!	12/18/2017 9:19 AM
28	Strongly disagree to this proposal, there should be no artificial pitches installed on turn moss, I have used Turn Moss for 25 years and enjoy the green areas and peace	12/17/2017 11:43 PM
29	Again badly worded options - had to go for the most negative. I support the principal of renovating turn moss. But this seems to have been poorly considered so far. No feasibility study done on draining the waterlogged pitches- the council will take all the risk for this No consideration of traffic and parking I dont see the cafe being viable and why invest in a playground instead of further investing in Longford Park across the road - the proposals for Turn Moss do not seem to have been considered in relation to Longford park And I don't understand why Salford want to locate there - it makes me suspicious that they will want to use the G4 pitch Finally - what tie in is there with the nearby school. Why not put the 4g pitch there where the groundwork would cost a lot less and the school would benefit	12/17/2017 11:33 PM
30	My concerns relate to the use of Turn Moss playing fields and the limitations it will have on the continued use by the local community. I feel that the pitches are too close to the houses on Edge Lane, there is no mention of the pitches being fenced off or floodlit which will be unsightly, prevent community use and affect wildlife. I also feel that the road junction into Turn Moss is already a dangerous one with limited visibility and the increased traffic flow should be carefully considered.	12/17/2017 5:43 PM
31	I disagree with the proposals for Turn Moss for the following reasons. •Area to be leased to Salford FC will not be available for public use •it will bring increased traffic to an already busy Edge Lane, increasing pollution and emissions which will be hazardous to health of local residents •the constant noise from the pitches and probably foul language will have a negative impact on local residents. •he proposal will have a negative impact on the wildlife populations and biodiversity of the area •Turn Moss is a flood plain for a reason, draining this into the River Mersey, a river that is already susceptible to flooding, will potentially cause severe flooding problems elsewhere.	12/17/2017 2:46 PM
32	It would appear that the Council is taking out a loan to provide facilities for Salford Football Club. The residents would pay for the interest on this loan. There is a direct connection between the ex Manchester United footballers and Salford City Football Club. This has a bad smell about it.	12/17/2017 9:46 AM
33	I am concerned about the loss of car parking and access by the local people to the site and effects on local wildlife.	12/16/2017 4:18 PM
34	Robbing local residents of their playing fields to give to Salford! This are is well used and it should remain available for all to use all the pitches.	12/15/2017 3:01 PM
35	Access for locals will be greatly reduced. Why Salford FC involved.	12/15/2017 2:49 PM
36	Leave it all for locals to use and not for Salford City. Will be fenced off and only lesser standard pitches available to locals	12/15/2017 2:24 PM
37	Selling it off for Salford City to use restricting local access by fencing it off. Locals left with the lesser standard pitches to use.	12/15/2017 2:06 PM
38	I feel the council and UA 92 need to meet with the current clubs and teams who are using Turn Moss and address any concerns they have and discuss potential partnerships between the clubs UA 92 and Trafford Leisure.	12/15/2017 2:05 PM
39	Will not be better for locals why Salford fc involved ?	12/15/2017 1:53 PM
40	Sole aim is to provide pitches for Salford FC! Complete sell out. Locals get access to the waterlogged pitched. Thanks!	12/15/2017 1:46 PM
41	Locals wont get same access they do now! Only water logged pitches being reserved for locals . Why Salford FC involvement.	12/15/2017 1:20 PM
42	Disaster for local residents. For use mainly by Salford FC. Locals will hardly get a look in.	12/15/2017 1:13 PM
43	I cannot trust the information I have been given. Under a "Get The Facts" website link there is no mention of Salford City FC. What other details may I have missed as plans "evolve." Consultation should be opened when final plans are available.	12/15/2017 1:03 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

44	Again no. The area is open to the public and is heavily used. Your plans will be effectively taking this out of the public domain. It can be used as it is - it is already set up as playing fields. It should not become unavailable to the public and it should not be covered in any way as it also doubles as a flood plain.	12/15/2017 10:27 AM
45	See comment for question 10.	12/15/2017 9:46 AM
46	Only during the consultation process did it become clear that the proposals were largely based around improved facilities for Salford City FC. This is unacceptable. It would introduce training facilities for a commercial and upwardly mobile football club from outside of the borough, that would take land away from public use. The land is Green Belt, Protected Landscape and Protected Open Space and should not be developed in this way for this purpose. In addition it would add to traffic problems on Edge Lane and would introduce facilities that would be in direct competition with those in the nearby Longford Park.	12/14/2017 10:09 PM
47	Things seem to have moved on since this survey was dreamt up. We now hear that Turn Moss is to be rented out to Salford Football Club so we need to ask how does this work for the Community? This is public space, prone to flooding and an asset to those of us who live in the area. Why do the Executive Committee and the Chief Executive think they have the right to rent this facility out to be fenced off and flood lights erected by a football club with no connection to Stretford.	12/14/2017 8:10 PM
48	Will there be a reduction of space for local residents ? Whose interests will be considered ?	12/14/2017 3:35 PM
49	Is the play area and cafe a sweetner for the artificial pitch and is that specifically for UA92 use???	12/14/2017 7:04 AM
50	I use turn moss park multiple times a week and see it as a public owned space the investment must remain sensitive to this.	12/13/2017 1:32 PM
51	I do not agree with these plans in any way. We do not need a new play area and cafe, as there is one across the road in Longford Park. I do not agree with building football pitches for a football team based in Salford or potentially killing wildlife to build there.	12/13/2017 12:50 PM
52	Needs to have good lighting especially if paths are to be surrounded by trees, shrubs etc. I would definitely make it a place I would visit with the specific intention of getting my 10,000 steps a day more of a reality.	12/13/2017 9:16 AM
53	This is a local amenity and should not have a large part taken away for the benefit of an outside agency.	12/13/2017 8:02 AM
54	The only benefit for the local community would be the cafe. This is not needed as there is a far more accessible cafe in nearby Longford park. Access to turn moss will also be problematical.	12/12/2017 9:33 PM
55	This whole space should remain as it is.	12/12/2017 8:44 PM
56	What will be provided for local people and children that is a positive assest to the community rather than an opportunity to make profit for development companies?	12/12/2017 8:19 PM
57	Green belt is important	12/12/2017 11:58 AM
58	I think better outdoor facilities are very important.	12/12/2017 11:40 AM
59	Good ideas. There will be a bigger car park needed and buildings and play area will take up space off the park :( Are the Gaelic football pitches staying as there is a big team there. Toilets are needed with public access separate from café.	12/12/2017 11:05 AM
60	Nothing about helping the young and generation of a community spirit related to sport	12/12/2017 10:03 AM
61	You are giving away turn moss.Trafford tried to do the same with Longford park when the hall had to be demollished.	12/12/2017 9:43 AM
62	I am concerned about the development of green belt land.	12/12/2017 9:30 AM
63	Development should help the Stretford community and keep the green belt	12/12/2017 12:52 AM
64	This question is biased to try and force a positive response. Really disappointed in your having taken such an approach.	12/11/2017 10:49 PM
65	The location on turn Moss is not really easy to reach and there's not much parking there. How will the proposals affect the local residents? I think the opening to the site needs to be looked into as it's a very bad junction and causes a lot of congestion	12/10/2017 6:30 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

66	I strongly disagree with this proposal. The plans bisect a right of way, the fields are used frequently by residents already, the roads cannot cope with the increased traffic flow and Hawthorn Lane must not be used as alternative access. There are also negative biodiversity implications.	12/10/2017 6:22 PM
67	I am concerned that fencing is being proposed so football pitches can be used by Salford City Football Club but this will mean a loss of green spaces. I am very concerned that this is essentially a part privatisation of a public green space.	12/10/2017 5:43 PM
68	The turn moss proposals seem to over focus on football and reduce access to some areas. I do not agree with fencing off an area the size of 3 football pitches.	12/10/2017 5:11 PM
69	I understand that public land will be leased to a private football club, that local residents will not have access to this, that any profit will not be ring-fenced for Stretford, that plans have already been released to Salford FC, but the council are denying their existence. I cannot support this mainly due to the lack of information, honesty and the ignorance of Trafford Council as to how the land is currently used.	12/10/2017 1:34 PM
70	Shocking to donate/sell off public open space to private organisation with links to other aspects of the development. Looks like a sweetener.	12/10/2017 11:56 AM
71	I guess that's us paying to get into see grass now	12/10/2017 9:51 AM
72	More discussion and answers need to be forth coming on this plan .	12/10/2017 12:36 AM
73	The bland statements given above are difficult to disagree with: A new artificial pitch A new play area, a café Better links to the town centre A pathway around the site that is cycle-friendly. However, it is concerning that the reality is that space will be given over for the private use of Salford City FC and this isn't being highlighted. I would not support this 'privatisation' unless there were huge overall benefits for the community.	12/9/2017 1:47 PM
74	It is a flood plane and valuable open space. Fencing it off reduces community access to it.	12/9/2017 10:59 AM
75	Can Salford FC not find somewhere in Salford!?!	12/9/2017 10:27 AM
76	There needs to be adequate parking. There needs to be full access for the public, no fenced off area. Local teams should not be priced out of usage or time constraints given due to university usage. The development for use by a university is if no benefit to the local community as eventually these teams would be priced out or too many time constraints would push them out. Hoe can fencing an area off be good for the community?	12/9/2017 6:14 AM
77	Just an excuse to rent land out to outside facilities an d no thou given to what local residents want	12/8/2017 10:39 PM
78	This seems to be nothing but a land-grab. A massive hand over of publicly owned land to the private sector. The sense of space you have a Turn Moss is almost unique in one of the biggest, most built up and congested cities in the country. It should be cherished not flogged off to fill a black hole in an accounts book.	12/8/2017 9:58 PM
79	No no no this is public open green space - build elsewhere	12/8/2017 9:02 PM
80	It's green belt and shouldn't be developed	12/8/2017 6:22 PM
81	Turn Moss should not have any part of it closed to the general public and they should NOT be charged for accessing it. Improve lighting and safety and give our children somewhere safe and pleasant to explore and play as they do in other more affluent parts of the borough. We need green spaces.	12/8/2017 5:44 PM
82	I do not think that the Council should be funding a training facility for Salford City FC, especially in times of austerity. I do not wholly disagree with the plans, I just do not believe this that should be a priority for Council spend. The proposals for Turn Moss are a 'nice to have', not a need to have and I do not believe will impact any of the wider university developments. Turn Moss is not far from both the proposed homelessness shelter (Manchester City Council) or Stretford Foodbank - do we need to pay thousands to drain and redesign a football field to be handed over to a football club with multi-millionaire owners during a time where we're reducing funding for services that support our most vulnerable residents?	12/8/2017 5:07 PM
83	See previous comments	12/8/2017 4:53 PM
84	As above	12/8/2017 3:06 PM
85	Not yours to fence off- it's greenbelt and flood plain.	12/8/2017 3:04 PM

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86	Fundamental concerns over syphoning off (even by stealth) of public sporting and leisure facilities to a private university and private football club. Floodlights would need to be balanced with the nature corridor needs. Traffic would become even more of a problem (in terms of access and parking). Parking demands would lead to more hardstanding. This is green belt land and is a public resource. If anyone develops here it should be the Council and should be fundamentally for the public.	12/8/2017 12:32 PM
87	You should have asked the residents what they want not give them yet another done deal.	12/8/2017 8:08 AM
88	It's a flood plain. It will have major environmental impacts. No.	12/7/2017 10:50 PM
89	its just a big park	12/7/2017 8:32 PM
90	No to Salford fc taking our green spaces.	12/7/2017 1:43 PM
91	Although the facilities offered could potentially be quite good, I don't support taking our public space and putting it into private ownership which UA92 will then profit from. What guarantees are there that the public will get a good level of access to these new facilities at an affordable price? Where do these plans leave current users of this public space?	12/7/2017 12:00 PM
92	I am supportive of this but currently it's a free space to use so it should remain free access for the local community.	12/7/2017 10:34 AM
93	See previous answer	12/6/2017 8:39 PM
94	Turn Moss is a public amenity to be used by everybody. There are no facilities which are not available to all. I cannot see any advantages in the proposed plans.	12/6/2017 6:29 PM
95	By all means upgrade the changing facilities and improve drainage in areas. No café needed - there is a very successful café in Long ford Park less than half a mile away. Redevelopment would require loss of green space for buildings and additional parking and additional traffic. This would lead to parking issues in the surrounding area.	12/6/2017 12:41 PM
96	This question is not transparent and does not provide clear and transparent information on which to answer. The question does not align with your proposals for the site in the revised masterplan which is significantly student/UA92 focussed for this area as opposed to the community focus for the area hinted at through this question. There should be an option that allows the agreement with the original proposals for regeneration but without the university focus for which every proposal for stretford now seems to rely upon.	12/5/2017 11:28 PM
97	Making sure its all for the community	12/5/2017 3:52 PM
98	should be for local residents	12/5/2017 3:26 PM
99	Any plans for Turn Moss must not be on the basis of full access to the public - it should be for the sole access of the public. We pay our Council tax students don't.	12/5/2017 2:52 PM
100	Public green belt space shouldn't be handed to private organisations.	12/5/2017 2:40 PM
101	I am very concerned that this space will be changed to private use for the Salford City FC - it will have a very negative effect on the local community, preventing local residents from using to and causing potential environmental issues from building on a flood plain. This is community land, not land to give away to an already wealthy football club owner. I cannot see what the benefits of this are to anyone else.	12/5/2017 2:01 PM
102	I disagree with proposals for Turn Moss and cannot see how creating private facilities for the exclusive use of Salford City FC would offer any benefit to the local community. I feel that the negative aspects would far outweigh any supposed benefits this scheme would bring.	12/4/2017 10:11 PM
103	Again my major concern is the traffic. It currently is a problem at the weekend with traffic entering and leaving the area. Would there be more car parking on Turn Moss? How would access onto Edge Lane be managed? Would it remain accessible to all, and not be taken over by the UA92?	12/2/2017 5:20 PM
104	It smacks or insider deals that part of this area has already been allocated as training facilities for Salford City FC. That this has been done so brazenly shows almost contempt for the public - I hope they're paying a fair amount of rent and that this in turn is put back into the public fund, I doubt it but I can hope.	11/30/2017 5:42 PM
105	Areas of Turner Moss are being closed and access to residents denied to serve a private football club outside of the Trafford area, this has taken into account the other business interests of the consortium rather than people already using the area.	11/30/2017 5:06 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

106	Having played football on Turn Moss for years and in continuing to do so, this facility is in desperate need of an upgrade, so long as the facilities are still very much open to the public.	11/30/2017 11:15 AM
107	The plans will increase road traffic to the site, increase foot traffic and restrict what other activities can be done on the currently free site. It will be bad for the established wildlife of the area. More light pollution, noise pollution and loss of habitat	11/29/2017 4:58 PM
108	This particular aspect of the masterplan has been a disgrace, with information about this being slowly drip fed to the public and with the full plan to lease the land to Salford City FC only emerging a few weeks ago. Any development of this area must retain full public access	11/29/2017 4:55 PM
109	It is a prescriptive right of way for the community and also the Mersey flood plain it has pitches already we don't need more and no fencing off . There is a play area and cafe across the road at Longford park . Access should be as it is now for the public without question	11/28/2017 5:29 PM
110	As per my previous comments I would like to know more about the expected effect on noise, light & traffic pollution before considering further as I live next to Turn Moss.	11/28/2017 10:17 AM
111	indeed	11/27/2017 2:20 PM
112	As stated above, I have concerns over the impact of the proposals on the openness and nature conservation value of the Mersey Valley. Introduction of floodlighting or fencing would be particularly detrimental.	11/27/2017 12:42 PM
113	As stated, this area should neither be covered up nor fenced off. This is a public space used regularly and it also acts as a flood plain. If UA92 want to use it as a recreation ground they can do so in the way that other clubs/schools are already using it - without covering up the ground and therefore impeding drainage (necessary for an effective flood plain) and without fencing the area off and denying access by the public who have been using this area for years.	11/26/2017 3:37 PM
114	The proposals involve losing a lot of public space and tarmac over green space. Aside from the loss of open space and green space, what impact will it have on flood risk? Turn moss is boggy because that's what it's for... absorbing water in wet weather. If it's built on, will the school / surrounding houses/ cemetery flood? Or will the other green space get so wet that it'll be effectively unusable?	11/26/2017 8:33 AM
115	Turn Moss Playing Fields should remain accessible to the public and not in private ownership.	11/25/2017 4:55 PM
116	See above answer to point 10.	11/25/2017 4:14 PM
117	See statement above.	11/24/2017 3:11 PM
118	Only 4g pitch should be fenced off and car parking must be retained	11/23/2017 9:02 PM
119	Let Salford reds sort their own pitches. We want to keep green space.	11/22/2017 2:21 PM
120	Turn Moss is a beautiful stretch of land in an otherwise urban built up area. The plans will increase road traffic to the site, increase foot traffic and restrict what other activities can be done on the currently free site. It will be bad for the established wildlife of the area. More light pollution and loss of habitat	11/21/2017 9:20 PM
121	Turn Moss needs to be left undeveloped. Green spaces must not be touched. We have a cafe in Longford park already.	11/21/2017 2:04 PM
122	I play football regularly and travel to Fallowfield, Ardwick, Whalley Range. With the land and space we have at Turn Moss I feel it is wasted at the moment so yes I'm in favour and hope you could consider putting on some 5 a side pitches which students and locals can book.	11/21/2017 12:25 PM
123	I think this is a marvellous space and there should be a covenant which prevents residential building on this great open space. Is there? Please make there be one! I am supportive of plans to upgrade. Can there be improved changing and storage facilities - a café? Could we there be space to build innovative Nordic type buildings so there could be night time economy on this site? This would make it a destination especially in the summer. this would be great!	11/20/2017 3:21 PM
124	This space is public land and i see nothing in the development of benefit to the residents	11/20/2017 3:08 PM
125	Turn Moss is enjoyed by thousands as it is and always has been. We do not need another cafe as there is one 2 minutes away in Longford Park that struggles for business. Why can't Salford FC use the extensive green space in Salford? Our air quality is appalling and we do not need to lose any green space. This proposal is absurd.	11/19/2017 10:49 PM
126	To everyone who chooses to use	11/19/2017 8:30 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

127	The Turn Moss proposals draw the most ire from me. The plans around Turn Moss appear to completely fail to consider the existing users and value of the habitats there. The proposed cycle path is not required; the existing paths around Hawthorn lane could easily be connected with Edge Lane to establish a similar cycle path without negatively impacting the location. The plans fail to consider the transport connectivity in sufficient detail, and would need significant rework to be acceptable.	11/19/2017 8:09 PM
128	Any developments ought to be run by Trafford Council. I completely disagree with land being owned by a private organisation. It's also completely inappropriate that the council has left out that this will be run and paid for by Salford City Football Club.	11/18/2017 8:29 AM
129	This is genuine greenbelt. Cafe's and private pitches will destroy this area. It will have a detrimental impact on the surrounding area	11/17/2017 7:18 PM
130	It's one of the few open green spaces used by everyone in Stretford and Chorlton and surrounding areas. To remove it is desecration	11/17/2017 6:21 AM
131	Oh look, something else for Gary.	11/16/2017 11:29 PM
132	Traffic measures on edge lane would need to be addressed. Impose restrictions on how late floodlights can be used. Protect local teams right to use pitches e.g gaelic football, local soccer	11/16/2017 11:14 PM
133	I certainly don't support the idea of Salford City Football Club having facilities on the Turn Moss fields. Many people enjoy the fields exactly as they are.	11/16/2017 4:38 PM
134	Turn Moss should just have its drainage fixed for the people who use the area, then leave it alone. I was in favour of this development until I learned of the Salford City private area.	11/16/2017 4:30 PM
135	The drawing for the UA92 campus indicate several sports pitches in addition to what is already available at Gorsehill Park, which has been transformed from a park to an overdeveloped outdoor sports facility. Turn Moss already has grass pitches. Can't it be left as is as a predominantly natural green space?	11/16/2017 3:21 PM
136	I am concerned some of it is under threat of being sold off to Salford FC. Otherwise, I am supportive of improving the facilities there and making the cycle path particularly.	11/14/2017 8:30 PM
137	Not made clear that Salford City Football would use it for training. This will impact access for residents	11/14/2017 8:11 PM
138	This is a green space. Just because it is flooded doesn't mean it has to be re-appropriated. It certainly shouldn't be handed over to a private venture because of this. There are loads of football pitches already. Don't agree with area being used for Salford City FC, don't agree with it being fenced off.	11/14/2017 7:39 PM
139	Public land should never be handed over to private use	11/14/2017 4:04 PM
140	Turn Moss is public space used by families, dog walkers, all kinds of informal leisure use, it's full of plants, trees, animals, birds, various 'wild' areas - it should not be fenced off, semi privatised and 'controlled'.	11/13/2017 11:45 PM
141	I am concerned that there are plans to fence off the area.	11/13/2017 8:58 PM
142	I think a cafe and children's area would be a great idea. I have an elderly parent living nearby. My concern is with the access to the site, it is already a nightmare on days where there are football matches on, it is impossible to park and turning off/on to edge lane is dangerous given that the corner is blind to a degree. The road surface is also shocking, especially for cyclists	11/13/2017 7:59 PM
143	Very concerned about public access to Turnmoss and as a dog-walker we use the fields every day. Living on Meadow Close we have direct access to Turnmoss from a path and I'm concerned that this path would be closed and access forbidden or that it will become overused and cause congestion on what is a residential cul-de-sac.	11/13/2017 1:34 PM
144	Provided that the facilities are accessible and affordable for local families.	11/13/2017 11:30 AM
145	As long as there is no extra development of green and open space to what currently exists.	11/13/2017 10:45 AM
146	Think there should be public access if it goes ahead. Concerned about increase in traffic, need for adequate parking, possible negative impact on Mersey Valley and its wildlife, also light pollution and nuisance to nearby residents	11/12/2017 4:50 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

147	The impact of the change of use of Turn Moss on local residents has not been addressed, or the impact of an influx of traffic around an already very busy area- especially on match days. There also has not been enough consideration of the impact on the groups who use that area etc etc etc. Lack of transparency regarding the whole process is also a major issue.	11/12/2017 10:40 AM
148	Following feedback from consultation sessions I am concerned that the community use of public land will be reduced in favour of a deal with investors,	11/12/2017 9:24 AM
149	Need separate leisure centre for public. No use of turner moss for Salford football club. This is Stretford.	11/12/2017 12:39 AM
150	Having lived in Stretford for nearly 60 years, I have only just become aware of the existance of Turn Moss. (I was aware of an expanse of fields behind the school I attended, Stretford Grammar School for Girls, and that it was a favourite haunt for what was then referred to as 'flashers', but as for access to the area, we were not told of where access was or how to get to it). There are no indicators along Edge Lane, that I am aware of, to tell the public that this area exists. I have been informed and shown the road that leads to Turn Moss but could not see anything to tell me that this was the area in question. Obviously the area is in use but more open, local knowledge would be useful. The nearest bus stops are outside Longford Park but that does not make it any easier to gain access to Turn Moss.	11/11/2017 12:57 PM
151	This should not be fenced off from the public.	11/11/2017 9:25 AM
152	The facilities offered within the cafe, opening hours, the facilities of the play area, the promise of equality of bookings to pitches etc should be legally entrenched as should maintaince of these of facilities for the long term and a trust fund set up to ensure this for the foreseeable future ie at least 100 years +	11/10/2017 7:55 PM
153	Please don't gift public land to private individuals. Is that even legal?	11/10/2017 7:14 PM
154	As previously stated	11/10/2017 5:49 PM
155	It is green belt land and should not be built on	11/10/2017 4:32 PM
156	No. This is public space, it's fine as it is. Leave it alone.	11/10/2017 2:53 PM
157	You cannot justify excluding the public from public land (the fenced off areas for Salford Football Club)	11/10/2017 11:25 AM
158	Any "drainage" proposals need to demonstrate awareness of what happens to the drainwater and the downstream effect of any changes.	11/10/2017 11:11 AM
159	Salford City football club are not the same business as the proposed UA92 and should not be considered together. The proposal to fence off any part of Turn Moss to the public in favour of private business is completely unacceptable. It is publicly owned land and leasing it out and converting the use of the land, fencing it off the the public and increasing the traffic flow to it, is not acceptable.	11/10/2017 9:57 AM
160	Privatisation of public land - there is already a cafe and play area at Longford park	11/10/2017 9:27 AM
161	I have heard that under current proposals portions of Turn Moss will be reserved for the use of Salford City Football Club. I hope this is not true.	11/10/2017 9:22 AM
162	No privatisation of public spaces	11/10/2017 9:08 AM
163	I've heard you're going to fence it off for Salford City to get priority use? Hell, no!!!	11/9/2017 11:30 PM
164	Personally our house backs onto Turn Moss. Changes that allow year round use, especially as the ground gets water logged are a good idea. I'd hope work can be done without limiting access for too long.	11/9/2017 8:07 PM
165	There is no need for a children's play area here as there is a brilliant one in Longford Park with better facilities. The same goes for a cafe which would not be sustainable in this area. This is a beautiful recreational community gateway to the Eees, filled with birdlife and dog walkers, which would be destroyed by plans for four fenced off and floodlit football pitches in a position which will create The MOST inconvenience, disadvantage and distress to the local community who will be most impacted. The plans show flagrant disregard for the well-being of the residents who would be affected by the pitches. If the pitches must be put on the fields then much better to position them away from properties, the other side of the moss where residents will not be affected by noise or lights. However any plans to increase football usage on the moss will inevitably cause increased traffic and parking issues and I believe that current usage already puts that at capacity.	11/9/2017 9:54 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

166	It's selling off our green space	11/8/2017 10:34 PM
167	Trafford Leisure stayed there would be full access as now, only all singing dancing and improved. However, Turn Moss residents have been informed there will be a fence and pitches reserved for Salford FC. This leaves little faith in exactly what is happening. Whereas I do not use TurnMoss this will have a direct impact on those household nearby. The idea of a cafe to make up for it seems seems little consultation given that there is already a successful cafe in Longford Park less than half a mile away that was developed successfully in an unused building without the need for a regeneration plan or money from overseas backers. Poor decisions made in the past have stripped Stretford of buildings to develop businesses, creating the need for ugly boxes to be developed to make up for this.	11/8/2017 10:18 PM
168	It is currently a free space. The proposal wants to fence areas off of natural beauty. I dont want areas taken away from the community. It will not benefit local people.	11/8/2017 6:02 PM
169	as stated above - this is wonderful green belt land that is used by locals. Leave it to remain as such.	11/8/2017 3:23 PM
170	Turn moss is fine as it is, dogs love it. Don't want fenced off parts.	11/8/2017 1:42 PM
171	I agree that Turn Moss would be an ideal place for a leisure centre and definitely agree that any facility should be fully accessible to the public. This is also an ideal opportunity to improve the biodiversity in this area and create habitats for a number of different species e.g. ponds, wildflower meadow, native woodland. This would provide a range of environments in which to walk around and create educational opportunities for local children in the area to learn about nature and biodiversity. Currently the vast area of grass fields provides little diversity for species and could be put to much better use.	11/8/2017 1:21 PM
172	Heard about Salford City involvement and fenced off pitches. Should not be consider on Greenbelt. Can they not find anywhere in Salford?	11/8/2017 1:13 PM
173	These questions are very much loaded towards answering the positive for the proposal. I am not aware of the proposal to develop Turn moss so decline to answer.	11/8/2017 10:27 AM
174	I cannot support the proposal unless there is full access to the public.	11/8/2017 9:09 AM
175	I use this area to cut through to the waterparks, cycling and walking paths would make that easier.	11/8/2017 12:23 AM
176	Do not dress up the removal of access to greenbelt land as an upgrade. The land should not be fenced off and used as pitches for a football team based on Salford, and you shouldn't add a play area and cafe which are already available in Longford Park just to obtain Sport England funding.	11/7/2017 9:22 PM
177	Im in complete disagreement with the proposals to develop this green belt site in any way that limits public access to the whole area or any part of it.	11/7/2017 9:16 PM
178	I have concerns over the planned build of the high rise student accommodation. I think that this would be to big and to high for the area and im also concerned about the impact on the environment at Turn Moss.	11/7/2017 9:13 PM
179	This is a disgrace. Donating to a club fronted by Peter Lim is terrible. Give it to the community.	11/7/2017 8:35 PM
180	Are we being told the truth about what is planned for Turn Moss?	11/7/2017 2:42 PM
181	Are you planning to give this to Salford FC? If not no I do not agree. How could that possibly benefit any resident?	11/7/2017 1:16 PM
182	Don't touch it. How is a 3G pitch useful to most clubs and walkers who use turn moss but won't be able to access it? It'll be an eye sore and an excuse to build more. If you want to do it I'm sure Stretford Grammar would love a 3G pitch in their grounds.	11/7/2017 11:31 AM
183	Nothing in the proposals adequately addresses the obvious large increase in traffic that this development would create.	11/6/2017 11:06 PM
184	I use Turn Moss on a daily basis to walk my dog - it is currently a rare peaceful oasis in a busy city. I have concerns about the impact of the development on public access, the environment and wildlife (especially if e.g. floodlighting was introduced). i would like to see better cycle access connecting Turn Moss Road with Hawthorn Lane (e.g. via the current car park) - but this is the only bit of this proposal that i think could be beneficial.	11/6/2017 10:20 PM
185	This is one of the proposals that actually benefit residents as opposed to everything centring on students	11/6/2017 6:41 PM
186	there is no answer that reflects my views. Again full access required for local users	11/6/2017 4:02 PM

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187	I would like to see the continued and improved community use of the football facilities currently provided by the Football Development Manager for Trafford Leisure. I would also like to see a cycle offer to make use of the proposed track that's accessible for all	11/6/2017 2:09 PM
188	The loss of green space.	11/5/2017 8:17 PM
189	What kind of cafe will it be , what will access be like from Edge Lane , how big will it be?	11/5/2017 7:17 PM
190	I have yet to see any published plans for Turn Moss. My concern is that any development does not spoil the natural un-spoilt character of the meadows which is a rare and much loved environment enjoyed by many. I don't think an artificial pitch is a good idea on a flood plane. It's a natural environment not a stadium or brownfield development. Fencing to prevent damage and restrict dog walkers etc would be an ugly addition.	11/4/2017 4:46 PM
191	Worried that this green space gem will be spoiled. Development must be done tastefully and with consideration to local residents.	11/3/2017 12:29 PM
192	Need to do some thing re access / traffic - already very busy	11/2/2017 8:06 PM
193	I would like to see the concerns of local residents addressed when it comes to access to the fields and dig walking.	11/2/2017 7:55 PM
194	We desparatly need small sided 4G pitches for our younger teams to play on. This applies nationally. We have used Turn Moss for 20years and it has never been satisfactorily maintained to the detriment of the sporting experience for the youngsters. We also ngeed 21st century, cared for grass full size pitches and floodlit training facilities.	11/2/2017 7:13 PM
195	Well over due.	11/2/2017 6:14 PM
196	This is going to severely affect the people who live near it and use it -particularlry schools etc - this should remain public	11/2/2017 5:05 PM
197	Building work should be kept to a minimum and access must remain free for the public.	11/1/2017 12:23 PM
198	I believe that the proposals for Turn Moss will be used as a 'back door' to develop more and more of the green space for housing, further impacting on traffic and pollution in the area.	11/1/2017 8:37 AM
199	Providing some artificial pitches, cafe and the like on Turn Moss would be beneficial. The grass pitches should be maintained and used by the public for weekend football as they currently are. However if these areas are to be used more regularly, there needs to be adequate parking made available to account for full use of the artificial pitches and the grass pitches as the surrounding areas already get clogged up with cars on a saturday / sunday and better facilities will only cause more problems. Furthermore the public access routes onto and through Turn Moss MUST be maintained and available to the public and their dogs. There are many dog walkers use this area and the through routes as it is a beautiful space. The facilities for dog walking and general socialising on Turn Moss must be maintained, it's a great place on a sunny Sunday with people and families walking their dogs, couples and children on blankets having a picnic. These facilities should not be lost.	10/30/2017 8:09 PM
200	I am very supportive of this as I walk my dogs a lot so more dog friendly places are needed Some of the paths also need to be redeveloped as they are muddy/unsafe. But please don't build too extensively.	10/30/2017 7:15 PM
201	I think that the budget allows for more than a football pitch, a play area and a cycle path. I think a community hub should also be included as a separate entity to UA92 that allows for community led activities and events. Why are we limiting this to sports? Shouldnt this also include a community garden/allotment? Facilities that local schools and residents can access and utilize? The proposed facilities are too similar to those already available in Gorse Hill Park- less than 700m away from proposed UA site.	10/30/2017 4:38 PM
202	As part of the green route the Edge Lane/Kings Rd junction needs proper pedestrian crossings and increased cycle safety (an elderly cyclist was knocked off here a couple of weeks ago and an ambulance had to be called - there are lots of near misses at this junction with drivers going through on red and disregarding cycle boxes)	10/29/2017 4:22 PM
203	I am supportive of this proposal only on the basis that there is full access to the public, and no increase in cost to members of the public over those at the existing facilities.	10/29/2017 11:37 AM
204	Has long been due for development and if done properly and for the publics use will be a valuable addition.	10/28/2017 3:16 PM
205	I like this idea a lot.	10/28/2017 3:16 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

206	Please protect as much of the green space as possible- the trees etc. A play area would be nice and a cafe. But remember the play area and cafe at Longford which is just across the road. This all needs protecting. Again need to consider the impact on traffic along Edge Lane which is already very busy. There needs to be a proper pedestrian crossing at the Kings Road/Lime Road/Edge Lane junction also to support potentially students etc coming from the mall area up to Turn Moss, as well as families etc	10/26/2017 3:36 PM
207	Not enough information has been provided for this. Will the playing fields be sold off to a private developer? I am all for council owned and operated facilities.	10/26/2017 12:31 PM
208	as above.	10/26/2017 12:00 PM
209	Supposed to be part of nature reserve leave it alone you idiots get me so mad it £££ all the time	10/26/2017 11:16 AM
210	I simply can't agree with the existing proposal because there isn't sufficient detail provided about them. All you've provided is the positives about this overall masterplan regardless of the potential negatives. I'm really disappointed that a balanced, comprehensive view hasn't been provided.	10/25/2017 8:26 PM
211	Retain public access to this green space	10/25/2017 6:28 PM
212	full access to the public at all times	10/25/2017 3:38 PM
213	I am looking forward to Turn Moss having a reason to visit other than football and also allowing the family to do something while my other children play at the site. I know the local bike shop, Ken Fosters Cycles, are keen advocates of cycle hire and accessibility and they should be involved for a no cost to the Council option to provide a bike hire / repair scheme	10/25/2017 11:02 AM
214	Be great to keep some green space	10/24/2017 6:42 PM
215	This area is a great open space that a large number of people use for walking, running, cycling, dog walking and many other things. It is important that access between Longford Park, Chorlton Ees and the Canal is maintained and open to the public	10/24/2017 10:42 AM
216	I am supportive of the proposal on the basis that there is full access to the public, but I am concerned about protection of the site from flooding, and hope that the new developments will improve its drainage, and protect it better from flooding.	10/22/2017 7:49 PM
217	Turn moss over the years has been a hot spot for crime ...so if you put any cafe on site you would need security 24 hours a day as it would be vandalised for sure	10/20/2017 3:53 PM
218	Turn moss road is narrow and has a bad blind junction onto edge lane	10/20/2017 9:53 AM
219	A provision of Bicycle hire / cycle sales at Turn Moss so that the cycle friendly track can be utilized and affordable sustainable transport is available for the new student community and the local and wider community	10/20/2017 9:13 AM
220	The junction of Kings Road and Edge Lane falls within the new proposed green route. This junction needs upgrading and a proper pedestrian crossing system to make it a safe green route (a cyclist was only knocked off at this junction last week and an ambulance needed to attend)	10/19/2017 7:09 PM
221	This land is regularly used by dog walkers and the public every day. Developing this area is a selfish and unnecessary. It is already used for Sunday football and recreation purposes. It should not be taken from the public and given over to other organisations to run.	10/18/2017 8:44 PM
222	This element looks good	10/18/2017 8:28 PM
223	The biggest problem with turn moss is the single lane access. It's a nightmare already so this needs serious consideration. Otherwise I feel very sorry for the people who live on that access road.	10/18/2017 6:55 PM
224	Still need access for dog walking to the Merseyside pathway	10/18/2017 9:50 AM
225	NO Turn Moss is public land NOT to be sold off to a university.	10/17/2017 11:10 PM
226	A new community centre, cafe, play area and 4g pitch, who would possibly complain about this?	10/17/2017 6:48 PM
227	Great! I am sure this will attract even more use and encourage families to come along	10/17/2017 1:23 PM
228	1. As long as areas such as the lane at Cuthole Bridge is not altered in any way and adjoining green space.	10/15/2017 4:20 PM
229	I think there are a number of groups who use this space- maybe bird watchers and dog walkers. it would be important to spend time asking them about the site.	10/15/2017 6:50 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

230	This should be available for residents and public use	10/14/2017 10:39 PM
231	Investment needed elsewhere	10/14/2017 8:09 PM
232	See number 11	10/14/2017 7:24 PM
233	This has always been available to the community to use as a place for families to go and for dog walkers and with the proposed plans this will not benefit the local community or residents that live close by	10/14/2017 6:06 PM
234	Will this be open to everyone to use for free as the area is used by school/ club/ non-league football teams and it would not be fair to make them pay for something that as been free for years. why is there no area for dog walkers as there are a lot of people that use this area to excises the dog and their self.	10/14/2017 3:23 PM
235	I disagree with any further building on recreation ground. The term "upgrade" is ambiguous. What are the actual plans?	10/14/2017 1:11 PM
236	I would like to see further details about how the roads are going to be changed, and what impact this might have on the flow of vehicular traffic	10/14/2017 12:48 PM
237	Turn moss road is narrow and has a poor junction with edge lane	10/14/2017 10:30 AM
238	See previous comments	10/14/2017 10:24 AM
239	Again this should be for the existing community not shared use with a university	10/14/2017 8:18 AM
240	I don't know what turn moss is despite living all my life I stretford!	10/13/2017 9:06 PM
241	Care needs to be taken with the flood plain aspect of Turn Moss. If pitches are built here, they must be available to the community as well as the University including children's clubs. I regularly walk the dog without a lead on Turn Moss and want to continue to do this	10/13/2017 7:05 PM
242	It is fine as it is - more footfall in the area would completely spoil the surrounding environment.	10/13/2017 6:19 PM
243	Please please leave alone!	10/13/2017 4:26 PM
244	See previous comments relating to Turn Moss	10/13/2017 2:38 PM
245	Don't know where it is	10/13/2017 2:06 PM
246	Everything disaster apart from new play area and cafe you would add this then put new pitches in that would be damaged and used as a drug hangout for the uni students and local yobs.	10/13/2017 1:36 PM
247	There does need to be full access to the public and that current teams that play there have full access at no extra cost.	10/13/2017 12:42 PM
248	I think there is benefit in creating more green space in the area, rather than re-developing existing space.	10/13/2017 12:07 PM
249	Again i agree with some of this but not all as there is the potential for turn moss to become a real community asset. Litter and fly tipping is a major issue at turn moss, increased usage is going to make this more of a problem. Needs to be lots of litter bins in the plans and they will need ot be emptied daily. Turn moss was a flood plain and it does still flood quite badly durning heavy rain - i presume this issue will be dealt with as pointless spending money on facilities that can not be used. A full enviromental survey really does need to be done, there are several bird species that nest on turn moss at different times of year that are legally proteced in the UK - redstarts, flycatcher, warblers (the members of manchester birding can provide evidence of this).	10/13/2017 12:01 PM
250	Too close to residential houses	10/13/2017 10:54 AM
251	I do not agree with restrictive use.	10/13/2017 8:07 AM
252	Will it be fenced off from the public? Will the public have access at all times Who will own the land?	10/12/2017 3:40 PM
253	Turn Moss is a flood plain. Is this still going to be the case? Considering the level of proposed building on the banks of the canal this is most worrying	10/12/2017 1:44 PM
254	A cycle path would be nice from the Bridgewater canal	10/12/2017 12:52 PM
255	How are the existing footy teams going to manage?	10/12/2017 10:03 AM
256	as with the Leisure facility	10/11/2017 6:54 PM

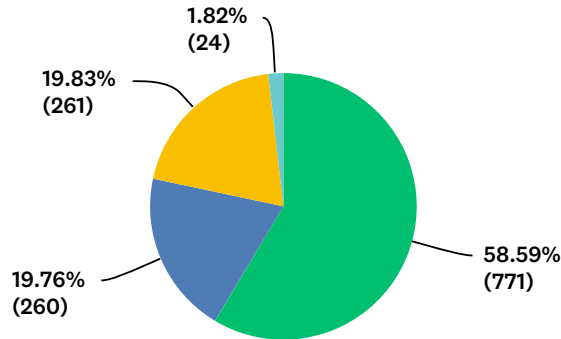
## YOUR SAY – on the Stretford Refreshed Masterplan

257	I do not see this benefiting the residents of the local area, Longford Park is and always will be more popular and people will not want to go further to go to Turn Moss often enough. The artificial pitch could be placed on the UA92 campus.	10/11/2017 5:30 PM
258	Will it be privatised in anyway. If so who is benefiting?	10/11/2017 3:51 PM
259	Turn moss is a flood plane and a great place to look for nature. Putting anything artificial on that area is wrong!!!! It was a flood plane before football post were put on it! You have Longford park for a cycle, café ect....Artificial installations would be better placed there!!!	10/11/2017 2:27 PM
260	The Trafford 2031 vision states making the Mersey Valley a destination is a strategic objective, I'm concerned that the proposed developments will restrict access and negatively impact the environment and thus contradict this vision.	10/11/2017 12:50 PM
261	Cycle hire and support. Turn Moss is crying out for investment and to become a destination. Linking Turn Moss to Chorlton and through Longford Park to Stretford would dramatically improve the wellbeing of many along with indirectly tackle anti social activities that take place at Turn Moss when it is not in use for football	10/11/2017 12:24 PM
262	but I am really pleased you are planning to open a cafe there.	10/11/2017 12:14 PM
263	This is a great opportunity to include cycling within the facilities being built.	10/11/2017 12:06 PM
264	The local GAA clubs have had pitches at Turn Moss for many years and have been given undertakings recently that no plans for change existed. They require clarity that their pitches/spaces will be reserved/maintained.	10/11/2017 11:05 AM
265	- I do not currently use Turn Moss but would be interested in facilities such as cafe and opening up access for children to have structured classes there i.e. football etc - Can the space be used by local community football teams	10/11/2017 10:41 AM
266	Fine as it is.	10/11/2017 9:47 AM
267	Plans for Turn Moss should be more specific. Must not included any residential building	10/11/2017 9:04 AM
268	I think this is a fantastic opportunity for the area, and the additional access to the children's play area and cafe, will support this to be a family friendly area for all to enjoy.	10/11/2017 8:28 AM
269	Accept 4g pitches may need to be fenced but this should be done with railing/see through materials. No restrictions to dog walkers or residents other than that	10/10/2017 7:25 PM
270	Would it be possible to provide more opportunities for walking/running. Are considerations been given to wildlife habitat. Upkeep how and how often.	10/10/2017 7:19 PM
271	Again the only way this will be successful is to ensure the public have full access not minimal and not at costs that are out of many peoples means. Members of the public should also be involved in the planning of this area.	10/10/2017 6:51 PM
272	Concerned about traffic access.	10/10/2017 5:20 PM
273	Apart from the fact that this land is green belt and I'm sure there are other sites you could develop football pitches . . . are you able to provide assurances that the many local football teams that currently use the site will be able to continue doing so, at the same capacity and cost.	10/10/2017 5:16 PM
274	Turn Moss is not suitable for this development. It is a flood plain and must remain so!	10/10/2017 4:29 PM
275	Floodlights ? Any consideration to dogwalkers who have been the main users of the space over at least 30 years. Widening of the road that leads to the car park , protection of the tree's around the car park.	10/10/2017 3:43 PM
276	Turn Moss is a lovely open space enjoyed by locals. People seem quite happy playing sports on the existing grass pitches which are also in harmony with the surrounding nature.	10/10/2017 3:25 PM



## Q12 In terms of the proposals for improving public spaces please indicate which statement most closely reflects your view:

Answered: 1,316 Skipped: 203



- I am supportive of the above proposals around improving public spaces
- I agree with the overall plans but have some suggestions, ideas or concerns that I would like to share
- I disagree with the proposals to improve public spaces
- This is not relevant to me

ANSWER CHOICES	RESPONSES	
I am supportive of the above proposals around improving public spaces	58.59%	771
I agree with the overall plans but have some suggestions, ideas or concerns that I would like to share	19.76%	260
I disagree with the proposals to improve public spaces	19.83%	261
This is not relevant to me	1.82%	24
<b>TOTAL</b>		<b>1,316</b>

#	PLEASE ADD ANY ADDITIONAL COMMENTS ON THE ABOVE HERE	DATE
1	I would welcome further traffic calming and street scene interventions on Chester Road together with Clean Air Zone starting at the M60. Trees and good planting should be a major part of these plans, helping to support a cleaner community. Any planting should have a 50 year care plan and be supported by improved street cleaning as the whole area is an embarrassment and the local community perceive this to be because they are less important than your Altrincham, Hale and Sale residents.	12/19/2017 4:51 PM
2	Again, no details to know what this means. BUT do not remove anymore mature trees, it's already polluted and carries masses of traffic. Any plans to improve cycling infrastructure, with modern forward-thinking schemes? Not like the dangerous, incomplete cycle lanes added to the recent developments on Chester rd?	12/19/2017 4:43 PM
3	Public space will not be significantly improved unless there is a major change in the way the A56 impacts on and divides Stretford. I support putting the road in a tunnel from Poplar Rd to the Bridgewater Canal and thereby re-establishing a genuine centre for Stretford properly and easily accessible for all residents.	12/19/2017 4:30 PM
4	It is vital! Absolutely vital that residents are involved in this at all points and this isn't "done to them". how residents use this area and have access to it must be addressed and priority to health, wellbeing and the environment must be the priority and not the traffic!	12/19/2017 3:01 PM
5	This sounds good but I need to see detail before felling confident that it will be delivered properly. The changes that have already taken place have delivered more benefits to cars passing through than to pedestrians, cyclists or local residents.	12/19/2017 2:44 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

6	To cut kingsqay down to one lane either way is ridiculous as traffic is horrendous the people suggesting this should live locally it's gridlocked. In fact whoever deals with traffic management and planning in Trafford should be sacked for incompetence and they obviously don't live here	12/19/2017 2:44 PM
7	My concerns are outlined in previous sections. The improvement of the public realm should be of paramount importance to this scheme and Trafford Council should ensure the opportunity to develop the canal to Streford corridor is maximised with vision and sensitivity to the community and wider public.	12/19/2017 2:33 PM
8	I would suggest that natural planting is introduced to the local areas. I recommend, where possible, to use planters and innovative planting methods (e.g. living walls) to minimise the environmental and aesthetic impact of any new buildings.	12/19/2017 2:00 PM
9	Get rid of as much barrier as possible. Use things like green wall to improve the appearance of the shop-rears along Kingsway (at the "back" of the Arndale, near the A56 junction).	12/19/2017 12:46 PM
10	Yet again having seen some of these proposals already installed such as the ugliest set of CIGARETTE LIKE standard lights set up outside the Edge Lane Kingsway entrance (I feel sick everytime I pass them and I am not the only one) If thats the standard and quality of planning that Streford is worthy of You can keep it. We value all our green areas and public spaces.	12/19/2017 12:06 PM
11	Nothing wrong with what we have If you invested more in policing people dumping . fly tipping the area would be ok	12/19/2017 11:17 AM
12	I don't want to lose any trees and would like better lighting etc and new trees but think losing the underpass is a big mistake, I do use this regularly and think it will make the main crossing even more dangerous than it already is. DO NOT REMOVE THE REMAINING UNDERPASS	12/19/2017 11:07 AM
13	This should be a first priority for our long neglected part of Trafford!	12/19/2017 10:50 AM
14	I was against the recent changes to the Edge Lane/A56 junction feeling it has negatively impacted on more "clean" options for transport such as walking and cycling. Shows a lack of long term vision by council, this is a heavily polluted and unattractive aspect of Stretford. Tackling it to make a cleaner public space is key to making the improvements work. I don't see anything inspiring to help improve things in the masterplan, just small box ticking offerings. Nothing bold or visionary. More pleasant access across the road was key to improving the public spaces here (see MCC building of horseshoe pedestrian and cycle bridge across over a57 near roundabout) also feel it was a backward step to lose the underground walkways. Shows Streford Council only cares about cars and not putting people first. The pollution with UA92 arrival will make public spaces noisy and not somewhere pleasant to hang around.	12/19/2017 9:20 AM
15	The A56 is a blight on the community.It generates significant air pollution and noise and is treated as a race track by most drivers. The change of speed limit has had no effect whatsoever. As with the recent public realm scheme, the proposals will do little to address these issues. The council must commit a bold plan to reduce car and motor capacity on the A56 through Stretford for the benefit of the local area and community, improve air quality and to create an environment people want to spend time in, as well as giving people the option of walking or cycling safely. Until the council commit to doing that, anything else would be a waste of money.	12/19/2017 9:19 AM
16	I do not feel clear enough about the detail of these so called improvements to support them. I have reservations already about the recent changes to the junction of Chester Road / Edge Lane / Kingsway. If the "new street environment along Kingsway" results in similar developments i.e. a couple of benches where the public can watch the constant polluting traffic together with a few street lights that rarely work and rather unsafe crossings for pedestrians, I would definitely want to object. There is no detail as yet !	12/18/2017 11:25 PM
17	Nobody is going to disagree with such things as better street lighting,improvements to landscaping etc. but what is being put forward hardly represents significant improvements to public space. The refreshed MP seems to pay very little attention to public space for example there is hardly any mention of three key spaces ie Longford,Victoria and Gorse Hill parks. Whoever put the strategy together must try harder with public space.	12/18/2017 10:51 PM
18	I welcome the addition of trees. I hope that the leaves will be swept and trees pruned when necessary. I guess I can't argue with "improvements" to the landscape as it's not particularly specific but generally I would agree it needs improving.	12/18/2017 10:25 PM
19	I agree with improving public spaces, but there is a complete lack of detail for these proposals	12/18/2017 9:47 PM
20	We should make sure the environment is pleasant and promotes safety so that everyone can enjoy the town centre.	12/18/2017 9:36 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

21	The proposals do very little to improve the Stretford environment. There must also be no part for Amey plc in any development of the local environment- their performance on current Trafford Council contracts is nothing short of abysmal.	12/18/2017 9:02 PM
22	This is the most I am looking forward to. I am hoping for more green spaces, walking routes etc and use of historical landmarks and public events	12/18/2017 3:37 PM
23	no point developing areas if others are neglected- Royston Road - m16 0eu	12/18/2017 3:26 PM
24	Changes to the footpaths outside the Public Hall are ridiculous - they are so narrow anyone in a wheelchair or pushing a pram cannot get through !	12/18/2017 3:26 PM
25	Needs proper segregated cycleways or shared use pavements, existing and recently created 'cyclepaths on the A56 are dangerous - it could of been so much better.	12/18/2017 2:47 PM
26	The improvement of public spaces is welcome, but all spaces must be kept fully accessible for the public	12/18/2017 2:24 PM
27	If the fabric of the majority of the Mall is to remain, I really think that a good deal of planting of trees to mask the unattractive walls needs to take place. We have seen that when the subway work was carried out, the finish was very poor. broken old tiling just left as it was, rusted through railings simply painted. The strange pillar lights near the old post office put in without any real demand for something like that, and they are immediately not all working. I frankly do not believe that the outcomes for Stretford will be what is shown in some "artist's impressions".	12/18/2017 10:29 AM
28	The existing town space of Kingsway and Chester Road definently needs improving. I also sincerely hope that you will take the needs of disabled people (mobility scooters etc.) when formulating new designs.	12/18/2017 9:19 AM
29	Disagree because this should be done regardless of whether a master plan goes ahead or not. It's part of normal maintenance of a town and the normal care expected by a council	12/18/2017 9:02 AM
30	Safe crossings have nt been considered, the safety of local pedestrians traveling to the shopping centre has reduced, Who is responsible for the changes which have made the crossings more dangerous?	12/17/2017 11:43 PM
31	I think these need to be considered amongst the need to rethink Lacy street as this area has the location and opportunity to add to the town centre. If Lacy street goes ahead it will just be a blot that changing other aspects of the A56 will just be a sticking plaster over.	12/17/2017 11:33 PM
32	Stretford isn't just the A56, it's more than that so focus should be given to Edge lane or the Park Road / Kingsway junction for example to improve the aesthetic curb appeal for the real Stretford, not those passing through. Too much emphasis is being given to how we make a great corridor to the UA92 site. Why couldn't we have had that anyway, before UA92. Just shouts again of focus being on pleasing developers not residents. We should also retain the green space at the current gyratory and make that the landmark entry point to Stretford (a sign wouldn't go amiss either!).	12/17/2017 10:17 PM
33	Let's not just focus on the A56. Stretford is a community, not just Chester Road. Areas such as Park Road should be looked at especially around the kingsway junction to make it feel/look less like a cut through to Trafford Park - even new railings would help!i also want assurances the greenery at the gyratory/flats is maintained.	12/17/2017 9:56 PM
34	It is unfortunate that this whole plan has a huge main road running through the middle of it. The plans need to make the most of minimising the impact of this in all of the proposed areas. Currently there is no reason for anyone to stop in Stretford; they just drive through it, so lots of greener spaces and places to eat and drink (and shop?) is the only way to attract people to stop here and ensure it becomes as vibrant as the plans suggest for those of us who live here.	12/17/2017 3:31 PM
35	I am concerned that there will be reduced access to the library	12/17/2017 12:59 PM
36	The 30 mph speed limit on Chester Road needs enforcing. The majority of traffic disregards the limit now. The trees on the roundabout near Stretford House need to be retained. Not only are they a 'lung' in an area of high traffic but they are visually important. The removal of all unnecessary railings. The current ones trap rubbish and have weeds growing from them.	12/17/2017 9:46 AM
37	I am however against the proposed development sites along the A56 which are currently green areas, these are important green spaces along the already built up corridor. An example is the green space at the end of Brunswick Street, next to the McDonald's.	12/16/2017 8:48 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

38	There need to be better cycle paths and pedestrians to have better, safer walking environments, given the presence of a 6 lane road dividing the town. There needs to be much better access to the canal and Stretford Ees and the River Mersey. More trees and greenery are always better!	12/16/2017 4:18 PM
39	Should not be filled in the subways. The 'Fag Ends' look ridiculous. Crossing the roads is much harder now.	12/15/2017 3:01 PM
40	Council trying to land grab every last piece of green land in the area and demolish trees. How is that better?	12/15/2017 2:49 PM
41	Land grab. New fag ends are ridiculous. Subways were better than new road layout.	12/15/2017 2:24 PM
42	If the fag ends are anything to go by then the rest will be just as disappointing ! Shouldn't have filled in the subways.	12/15/2017 2:06 PM
43	complete land grab and destroying only green spaces & old trees we have	12/15/2017 1:53 PM
44	Land grab by Trafford Council. We need our green spaces.	12/15/2017 1:46 PM
45	Land grab of all green spaces in Stretford. Demolishing trees! If the 'frag ends' are anything to go by - the it'll be ugly.	12/15/2017 1:20 PM
46	Complete land grab of all our green spaces	12/15/2017 1:13 PM
47	I believe final plans, not vague statements, should be consulted on.	12/15/2017 1:03 PM
48	The design and layout of the area should be developed using the principles of Active Design to promote opportunities for physical activity and wellbeing.	12/15/2017 9:46 AM
49	These proposals add up to precisely nothing. There is no way mere window dressing can solve the problems associated with the A56 and the proposals would simply be a waste of money. A radical solution is needed. Use a bit of imagination and vision and make a bid for money to put the A56 in tunnel. That would solve all the problems and would be a good use of resources and finance.	12/14/2017 10:09 PM
50	no demolition of existing tree lined areas, make these more of a community asset	12/14/2017 9:34 PM
51	Who will maintain the above when it is completed and keep it free of litter and graffiti?	12/14/2017 8:10 PM
52	Whose interests are being considered, residents or students ? Trees are always good however	12/14/2017 3:35 PM
53	Whilst the proposal sounds positive, you do not mention how many existing trees will be killed....are these protected?	12/14/2017 7:04 AM
54	As it will help the public	12/13/2017 7:48 PM
55	We do not need any additional trees. We already have lots of lovely mature trees which help reduce pollution on one of the busiest roads in Greater Manchester. We don't need tiny new trees planting and these removing.	12/13/2017 12:50 PM
56	Anything that will improve the look of Stretford will be very welcome.	12/13/2017 9:16 AM
57	The plan to remove already mature trees is nothing less than vandalism. The planting of new trees will not help the environment for many years.	12/13/2017 8:02 AM
58	Landscaping is fine but we do not want to be promised a few trees planted next to some multistorey student accomodation towers to improve our lives. Landscaping is fine but no to student flats.	12/12/2017 8:44 PM
59	The felling of mature trees in Manchester is baffling especially considering Manchester's new tagline as "The Tree City"	12/12/2017 8:19 PM
60	The landscng already completed is sub standard, unattractive and the new pedestrian crossing is extremely dangerous.	12/12/2017 4:46 PM
61	Serious consideration must be made concerning what trees are planted on the A56. Too often trees grow too big for our streets/roads, cover important road signage and need regular lopping which isn't done, could trees be pollarded like they are on the continent instead?	12/12/2017 2:26 PM
62	I agree but not is it for the student accommodation.	12/12/2017 1:55 PM
63	More places for people to run.	12/12/2017 12:04 PM
64	Trees can affect the roads (long term effects) Trees are good for wildlife.	12/12/2017 11:58 AM
65	I agree with the proposed plan, but would prefer it if the improved street lighting cut light pollution.	12/12/2017 11:48 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

66	I think better street lighting is a good idea. Improvement to walkthrough is a good idea.	12/12/2017 11:40 AM
67	Can Chester road be slowed down using speed cameras A bridge over road for bikes and walkers	12/12/2017 11:39 AM
68	Open Parks?	12/12/2017 11:17 AM
69	Be careful to leave good access for prams and wheelchairs with the new trees.	12/12/2017 11:05 AM
70	Bike lanes need to be a priority Traffic needs to be considered as already problems with football, white city and cricket in the area	12/12/2017 10:11 AM
71	A bridge across the A56 to join up both sides of Stretford would be good.	12/12/2017 9:30 AM
72	Not gone far enough	12/12/2017 8:59 AM
73	Parking for local shops on a56 needs to be provided; the council is killing the local shops and community by the way a56 is being developed	12/12/2017 12:52 AM
74	This question is biased to try and force a positive response. Really disappointed in your having taken such an approach. There is no way to answer these questions genuinely - you have really gone 'take it or leave it' which is not how a consultation should be run. So disappointed.	12/11/2017 10:49 PM
75	We need more appealing facilities to encourage a street environment. Coming back to decent retailers, independent shops /cafes. Edge Lane /Kingsway junction looks better but is it safer?	12/11/2017 10:13 PM
76	Accessibility for all forms of transport to encourage local usage and by passing trade. It's to easy to not stop, lets make it easier to stop and access local amenities from all directions.	12/11/2017 5:08 PM
77	All of this type of thing happened when we hosted the Commonwealth Games but then things were just left to rot. Who will manage the upkeep of all of this?	12/10/2017 6:30 PM
78	Can we have dutch style segregated cycle lanes along the A56 so the Lacy Street campus and the new campus on the vacated Kellogg's/Talbot rd. site provides a safe cycle route for students and staff. Is it possible to install cameras on the A56/Edge Lane/ to prevent cars going through on red and make the pedestrian crossings safer , thank you	12/10/2017 5:43 PM
79	Rubbish management needs including in this plan. Hawthorne Lane access needs reducing to reduce fly tipping and rubbish by the flats at the Edge Lane/A56 needs addressing to improve the area.	12/10/2017 5:11 PM
80	The A56 is one of the busiest routes into Manchester, with a very high level of air pollution. It is essential that mature trees are retained alongside the road, to help combat this; young trees are nowhere near as effective. Increasing the population will also increase road usage, so it is essential that walkways and cycleways are improved. Painted lines on the road are not adequate cycleways - they need to be properly segregated to ensure the safety of commuters.	12/10/2017 1:34 PM
81	Is this for the students as well.?	12/10/2017 9:51 AM
82	No loss of trees and all improvements to benefit the whole community.	12/10/2017 12:36 AM
83	You should never of shut the subways take you life in your own hands crossing Chester road. Traffic congestion and road work through the nights for months and no improvement after work....waste of money	12/9/2017 6:53 PM
84	In my view, the most significant issue affecting Stretford town centre is the negative impact caused by the A56 and the associated air pollution, noise and severance it has. As with the recent public realm scheme, the proposals will do little to address any of these issues. I believe we need the council to commit a bold plan to address the impacts of the A56 through Stretford for the benefit of the local area and community, improve air quality and to create an environment people want to spend time in. Until the council commit to doing that, anything else would be a waste of money.	12/9/2017 1:47 PM
85	THE kings way is very busy and would like to see traffic calming - taking it to a single carriageway. Then you could create a more open space connecting Victoria Park to Stretford Mall, with space for STREET Markets and community events. I would like to see improvements be more green - vertical gardens, incredible edibles, mini community allotments to improve the area as a destination shopping zone with a local feel. The blocked up subway next to stretford public hall looks very peculiar and needs to be brought up to street level and something more appropriate done.	12/9/2017 10:59 AM
86	Do not kill those beautiful mature trees on the a56	12/9/2017 9:10 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

87	Given the amount of money that has been wasted on so called improve,met on the busy junction at Chester road and kinsway I have no confident in any other planned work. A filter Lane which worked perfectly well has been removed which leave pedestrians dicing with death when crossing the road. One massive mistake and waste of our funding.	12/8/2017 10:39 PM
88	These proposals are too vague to be worth agreeing with. Much more detail is required before an opinion can be made.	12/8/2017 9:58 PM
89	The design is wrong I don't trust your design	12/8/2017 9:02 PM
90	More trees are needed	12/8/2017 6:22 PM
91	Do you have to cut down the existing trees to achieve this? That needs revision.	12/8/2017 5:44 PM
92	So many people drive through these areas, either on their daily commute, or to watch matches at the stadiums. It should showcase Manchester as a city and Trafford as a borough	12/8/2017 5:05 PM
93	i want the green spaces to e improved, but don't agree with the proposals	12/8/2017 4:14 PM
94	improvement to public space is required. Planting new trees is required by not at the expense of chopping down existing mature trees. There are many research papers that show that young trees do not have the same ability to help with pollution and air quality as mature trees.	12/8/2017 3:55 PM
95	But I do not understand why we have had to wait until now for these improvements. Again they are being created for non council tax payers.	12/8/2017 3:43 PM
96	They do not go far enough or provide any real benefit	12/8/2017 3:25 PM
97	Do not knock down the existing old trees	12/8/2017 3:14 PM
98	Need safer bike routes, more trees x 1000s. Walkways along the canal.	12/8/2017 3:11 PM
99	You Ballsed up the last lot- no confidence you won't do the same this time too.	12/8/2017 3:04 PM
100	Mature trees should stay	12/8/2017 2:58 PM
101	Selling off the mitigation tree planting for development along the A56 is non-sensical. It was planted to mitigate the increased traffic along the A56 following widening. On the one hand the Council says it wants to plant trees to lift the environment and aid pollution issues, but on the other they want to promote the removal of the only "air-filters" that are actually doing anything currently. Overall result = negiatve effect. Tree planting would obviously be supported. However, given the desire to give the car all the room it needs along the A56 and squashing cyclists in, I actually see little capacity for meaningful tree planting along the public pavement in this area. Without narrowing the A56, meaningful tree planting is not going to happen. I hope that the Council seriously invests in the improvements around Kingsway, in particular by employing high quality landscape architects/urban designers to lead this (similar the expense laid out of the public purse to help Sale and Altrincham centres). The changes to the A56 have been entirely underwhelming for the residents of Stretford. They may have slightly improved the experience for motorists that pass through but not the residents who experience it on foot every day.	12/8/2017 12:32 PM
102	Look after our current public space. Empty our bins, remove fly tipping and prosecute offenders.	12/8/2017 8:08 AM
103	If the improvements are anything like what has already happened outside the Mall, then no thanks. Control the traffic. Bus lanes.	12/7/2017 10:50 PM
104	will these places be secure and safe especially now this government has cut the police figures	12/7/2017 8:32 PM
105	I support more trees, better landscaping and better lighting. I am concerned the proposals for the new street environment will worsen congestion, lead to more air pollution and queuing traffic right down Urmston Lane, as we saw during the recent roadworks on Kingsway	12/7/2017 12:00 PM
106	I would like all unnecessary railings to be removed. They are ugly, trap litter and have vegetation growing from the base (particularly those on Barton Road). No other centre in Trafford has this problem.	12/6/2017 6:29 PM
107	Consideration should be given to the A56 becoming a tunnel at the Stretford Mall junction and pedetrianising the surface	12/6/2017 12:41 AM
108	The public spaces rewuire upgrading but your proposals are not based on any benefit to the local community but on facilitating access through Stretford as a corridor to other areas.	12/5/2017 11:28 PM
109	Proper cycle paths NEED to be at the forefront of improvements in & around the A56. It's so hazardous.	12/5/2017 10:08 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

110	I disagree with the vague things I have read about building on land around Trafford grove and Raleigh street. I live in Raleigh street and seriously object to building on the space between the houses and the main road. You would remove the only greenery that blocks the view of the main road and again the plans are so vague they don't mention parking. Raleigh street is not permitted on Mach days, the level of inconsiderate parking and litter from fans is awful. Adding more houses would be chaotic at worst. You would improve the area with proper landscaping and trees as well as actually doing street cleaning (why don't you out bins along this main road?!) and maintenance. Despite the long inconvenient works on Chester Road, I think you have started to make some positive improvements for pedestrians, but your plans don't contain anything that would reduce traffic or encourage people to do anything more than drive past Stretford on the way to somewhere else! I think the landscaping you mention is a way to get residents to agree with your proposals- we want the area to look like people care about it (the majority do!) but your proposals seem to involve selling off a lot of land that would be potentially nice green spaces so I don't know how you are going to achieve your own goals in this respect.	12/5/2017 8:51 PM
111	Traffic exhaust emissions, next to public seating areas. Possibly endangering health.	12/5/2017 3:57 PM
112	Like the idea for new trees around community	12/5/2017 3:52 PM
113	Massively ambitious. Sounds like maintenance	12/5/2017 3:26 PM
114	Do not take away any existing green spaces along Chester Rd etc. Trees are needed for help with pollution	12/5/2017 3:19 PM
115	Where will the hub of Stretford be located? People and places (not empty units) create a hub.	12/5/2017 3:06 PM
116	According to the plan most of the green spaces will be along the A56. Used for housing where will new trees be planted???	12/5/2017 2:50 PM
117	The plans to narrow kingsway are abhorrent and oppressive to local transport. This was evidenced during recent works on the junction, causing tailbacks up Urmston Lane and along parkway all the way to Kellogg's on many evenings. To narrow this after having widened Chester Road to allow non local traffic to pass through, shows that little consideration has been given to local traffic from Stretford, Urmston and Trafford Park. The road does need changing from a dual carriageway and slowing down but needs the two lanes of traffic in both directions to supply free movement for locals and for the shopping centre and should be maintained at all costs.	12/5/2017 2:07 PM
118	Plans show fewer trees on the A56, an area already choked with traffic with days of very high levels of pollution. This needs a much bolder plan to improve the impact of the A56 on local residents and those using it. Cycling is near impossible - after years of cycling to work I gave up when I moved to Stretford because of the state of cycling paths (or lack of them) on the A56 and Talbot Road.	12/5/2017 2:01 PM
119	the majority of cycle lanes in this country are a waste of time and money and don't offer a safe option to cyclists. Money should be put into good lengths of cycle lanes and not pointless short bits of cycle lane that peter out	12/5/2017 11:56 AM
120	In my view, the most significant issue affecting Stretford town centre is the negative impact caused by the A56 and the associated air pollution, noise and severance it has. As with the recent public realm scheme, the proposals will do little to address any of these issues. I believe we need the council to commit a bold plan to reduce the capacity on the A56 through Stretford for the benefit of the local area and community, improve air quality and to create an environment people want to spend time in. Until the council commit to doing that, anything else would be a waste of money.	12/4/2017 10:11 PM
121	No guarantee that the mature trees will be kept untouched along the A56	12/3/2017 8:34 PM
122	This is well overdue and should have been done as part of standard upgrade works. Altrincham has had a decent street scene for years, the north of the borough should have had equal investment	12/3/2017 11:18 AM
123	The roadworks that have recently been completed near the mall gives me little confidence any further work will actually improve the area.	11/30/2017 5:42 PM
124	I do not disagree with the statement, however it appears to be false. Trees have already been earmarked for removal which will impact on the air quality in a very congested area.	11/30/2017 5:06 PM
125	The improvements are needed, but they do not go far enough. The crossing at Chester Road is downright dangerous currently (I cross it every day) and does not put enough focus on pedestrians. The junction change has done nothing to improve the situation and a more radical approach is needed.	11/30/2017 11:15 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

126	When you actually read the plans they indicate more open spaces are being developed so this is a reduction in trees and green spaces. This is not acceptable. It is a major change to the appearance of the area and is a huge negative that needs to be addressed	11/29/2017 4:58 PM
127	There needs to be a development and improvement of public spaces but there are plenty of trees along the a56 already. I do not see how removing mature trees and replacing them with new ones will improve the area, particularly with regard to the air quality. As for improved walkways around the town centre - why wasn't this done during the work on the crossroads?	11/29/2017 4:55 PM
128	The Kingsway/ a56 junction is now a nightmare for pedestrians. It'll only be a matter of time before someone is killed. I'm completely unconvinced that the suggested plans are an improvement. Please do plant more trees though!	11/26/2017 8:33 AM
129	Improve the streetscape by reducing the number of lanes and improving access for pedestrians and cyclists.	11/25/2017 4:55 PM
130	You have a duty of care to maintain public spaces for hygiene and safety reasons. Pinning this to the University proposals is dishonest and a dereliction of your responsibilities. This suggests that if we do not give the thumbs up to your wealth-creating plan for already wealthy footballers then we can only expect poorly maintained public areas (like how you allowed the subways to become overgrown and dirty) and poor street lighting. This same ploy was used around the proposals for congestion charges and the upgrades that were needed to the Tram stations. Disgraceful.	11/25/2017 4:14 PM
131	The existing greenspaces along the A56 are quite adequate, though lacking in maintenance over quite sometime by Trafford Council and more recently by Amey, which I cannot foresee any improvement taking place in the future. The existing trees should be left in tact as they are far more effective in helping curb the fumes etc. caused by the heavy traffic using the A56 rather than removing them and replanting with immature plantings that may take decades to become effective.	11/24/2017 3:11 PM
132	I feel the crossings are hazardous and having used them once would not like to need to do so again it is very intimidating	11/24/2017 1:54 PM
133	As long as no established trees are removed and all available space built on	11/23/2017 9:02 PM
134	Do something imaginative...not just trees but make the area greener reduce all the fumes from the road. We want cafe culture but not at the expense of our health use green infrastructure principles.	11/22/2017 2:21 PM
135	The plans are destroying more trees and green spaces than you intend to create. This needs to be addressed.	11/21/2017 9:20 PM
136	Make walk ways and pavements suitable for wheelchair users. Plenty of space needed	11/21/2017 8:55 PM
137	We need proper, off road cycle lanes that run for more than 200 yards at a time!	11/21/2017 2:04 PM
138	I think the Council are doing a marvellous job in finally looking at the potential of Stretford as a gateway to Trafford. I love living in Trafford. However, we share a lot of our space in Stretford with the car - Kingsway, Edge lane, Chester Road, Barton Road - 18 lanes of traffic in a quarter mile radius. Shocking! I think there should be Traffic Management consultations so that all the road approaching Stretford should be narrowed and not widened - but managed so that traffic flows at peak times, perhaps more slowly, but for an hour or two a day, the overall use of the area is vastly improved. The car is no longer the star!!! Can we have public spaces with a reinvigorated external Mall frontage (please knock it down!!) so that Kingsway can have shops onto the pavement, or bar areas. Planting of trees and flowers is great but can the council ensure that money is ringfenced for this as when this is cut from budgets it is not maintained and then can really detriment an area. Perhaps encouraging community gardening groups with support from council gardening skills to help maintain areas - get a reduced council tax bill! Please can you get rid of the subways. Why did the subway near Stretford Public Hall remain????!!!!!! Who decided that? For me this is creating a deadzone for pollution, litter and crime. We don't need it! Please narrow the roads to single lanes - double lane on the chester Road maximum. I think this will make a huge difference.	11/20/2017 3:21 PM
139	Cutting down of trees along Chester road is not acceptable	11/20/2017 11:38 AM
140	Make a clear note of who is currently using to make sure they are not stopped	11/19/2017 8:30 PM
141	Given the effort the council has recently undertaken with the work on the A56/Edge Lane junction, and the fairly poor outcomes I have little confidence that the plans can be implemented as described. I would much rather see these as individual pieces of work undertaken one at a time, rather than this apparent all or nothing approach.	11/19/2017 8:09 PM
142	More needs to be done to try and reduce overall traffic along the A56	11/18/2017 11:30 AM



## YOUR SAY – on the Stretford Refreshed Masterplan

143	Judging by what has taken place so far I won't be holding my breath. Ran put of money so all planned projects not completed.	11/17/2017 10:28 AM
144	Remove the old metal railings along Chester road and Barton road and replace with new railings that are less of an eyesore	11/17/2017 7:06 AM
145	This is already underway and taking place so seems silly to ask. Of course more trees and lighting is necessary	11/17/2017 6:21 AM
146	You've made a huge mess of it already	11/17/2017 6:17 AM
147	That all these areas have easy access for all disabled people in wheelchairs and motorised scooters also mothers with prams and trollies	11/16/2017 11:42 PM
148	All this should be done anyway, regardless of any University developments.	11/16/2017 4:38 PM
149	It's not the right proposals. We need other options for development.	11/16/2017 4:30 PM
150	Chester road needs more trees particularly around stretford mall, which will also improve the air quality. Opportunities to do this should be maximised.	11/16/2017 3:21 PM
151	Yes all for redevelopment, but not at any cost OI	11/15/2017 9:58 PM
152	I am still unimpressed by the pelican system at Kingsway and many find the crossing dangerous with cars going through when pedestrians should be crossing. The 30mph speed limit is not adhered to and speed cameras (with film in) need to be set up. If you are improving the walkways the roads need making safer too.	11/15/2017 6:16 PM
153	Basically I have no trust in what the council says.	11/15/2017 5:36 PM
154	Do not destroy old trees they are beautiful and essential. New trees will take too long to grow. Shame on this proposal!	11/15/2017 4:35 PM
155	Improving walkways and planting trees should be top priority. I HATED the subways but if the cycles of the lights on pedestrian crossings take too long, it will be hugely frustrating to get around. Stretford is already a divided town and more needs to be done to make it less of a road with some occasional development near it, and more of a town which happens to have a road through it.	11/14/2017 8:30 PM
156	There is a need for some beautification of the streetscape along the A56 approaching Stretford from the south; the current central barrier between the carriageways is neglected and unattractive. Trees/shrubs planted along the centre would look a lot better. I am very concerned about the numbers of pigeons which have increased over the years due to a very few members of the public feeding them. They are encouraged to eat in public places such as on the Kingsway entrance of the Mall and so become unafraid of people. The underside of the Edge Lane bridge which crosses the canal is one place where they roost and you can see giant piles of pigeon excrement which have grown over the many years. These piles of poo are mostly on the side where the public don't have access but are an indication of a big problem.	11/14/2017 8:17 PM
157	Chopping down established trees along the A56 to build flats near Trafford Grove is a disgraceful idea	11/14/2017 8:11 PM
158	The mall needs to be improved for any of this to really be worth it. The regeneration of the mall is a different issue as it is privately owned and the management company seem to be massively resistant to any changes that would make that place better.	11/14/2017 7:39 PM
159	Until there is a reduction in traffic all of this will be pointless. What are you doing about emissions and air quality. Even though the speed limit has been reduced it is not being enforced. Same old story expect of two stock answers. It's not our responsibility or we don't have the money.	11/14/2017 4:04 PM
160	- the new crossings at chester road are really dangerous. drivers regularly jump red lights and often I don't think they will stop. Speeding down chester road is also very bad. Consider installing speed cameras on chester road and the surrounding areas (Barton road, sandy lane, Urmston lane). I know speed cameras are expensive but I do think you will need to invest in road traffic calming measures if you want to attract more people to the area	11/14/2017 10:48 AM
161	all improvements should prioritise pedestrians, mobility scooters and cyclists.	11/13/2017 11:45 PM
162	I am opposed to removing trees in the area to add more housing.	11/13/2017 8:58 PM
163	You really need to increase the amount of greenery, not just by adding new trees which will take decades to establish, but by retaining ge existing established trees in the area. Without that the area will be 100% concrete/road between the mall, the proposed high rises and the 6 lane 30mph highway you think is acceptable straight through a residential area/town centre.	11/13/2017 7:59 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

164	Again concentrating on one spot, what about the other business around Stretford - Barton Road shops and bars. Its like everything it's turning its back on Stretford and facing only one direction - what you consider to be the best bit - facing Chorlton, facing Sale. There is more to Stretford than that one road A56 which divides the community and the area.	11/13/2017 6:35 PM
165	Providing the flow of traffic is improved especially on match days and that there is sufficient cheap/free parking and disabled bays.	11/13/2017 11:30 AM
166	Any development would be an improvement to what is currently there.	11/13/2017 10:45 AM
167	I think this is most important for the existing residents. They need to get a lot of added value from this proposal. It is a commercial proposal for the Class 92, and there must be a good dividend to improve conditions for Stretford residents.	11/12/2017 11:25 PM
168	Improved areas will need to be maintained in terms of planting, rubbish collection and monitoring of possible antisocial behaviour. Think there should be consultation with Greater Manchester Ecology Unit re best trees for street planting. The trees on the A56 gyratory are a beautiful asset in all seasons, thrushes and other birds are seen there regularly - it will be a loss if these go in the proposed plans	11/12/2017 4:50 PM
169	Segregation of bike lanes are a must to allow students and commuters safer travel...see Oxford road scheme in the city	11/12/2017 12:03 PM
170	Can you guarantee there will be no cutting down of existing mature trees? What about improving cycle paths, as the changes made by the most recent plan are an absolute disaster?	11/12/2017 10:40 AM
171	There are many mature trees that would be removed with these current proposals - I do not think that the proposed planting will make up for that. The proposals should be braver with regard to the A56 and improve the area for cyclists and pedestrians whilst discouraging people to use more vehicles. This also requires improvements to public transport and access to the Metrolink at peak times.	11/12/2017 9:24 AM
172	Chester Road in Gorsehill isn't visually pleasing. trees and improved street furniture would help.	11/11/2017 12:07 PM
173	There needs to be better facilities for bikes, the current redeveloped bike lanes are insufficient and at points very very dangerous.	11/11/2017 9:25 AM
174	I thought the proposals were to remove mature trees not put new ones in. I'd love too see more green space and trees	11/11/2017 7:52 AM
175	It should be developed in a similar way to Urmston, Sale & Altringham. The plans are not a significant improvement.	11/11/2017 1:11 AM
176	I am concerned that there would be a loss of existing mature trees to make way for some of these proposals. I feel that in some places they would be wasteful and cause disruption without addressing the more serious issues which are causing problems within Stretford.	11/10/2017 7:55 PM
177	Again we need more info. You are asking us to sanction something we have little info on. Public realm around changes to Chester road dreadful, poor quality and poor workmanship. Lighting outside the mall looks like an ad for e cigarettes. Can't we have better quality?	11/10/2017 7:14 PM
178	I want public spaces improved, however my concerns are that the existing trees on Chester road will be removed and smaller areas of green space around Chester road will be built on. I will strongly object to any plans to build on green space surrounding Raleigh Street and Trafford Grove.	11/10/2017 5:16 PM
179	PEDESTRIANS AND CYCLING FACILITIES need to be key, not an afterthought.	11/10/2017 11:25 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

180	A lot needs doing and I don't think the proposals go far enough. Chester Road and Kingsway should be redeveloped as 20mph zones with raised pedestrian crossings and proper cycle space. I know it's unrealistic to expect Chester Road to be narrowed giving wider pavements and more pedestrian access, but at the moment the whole town centre is so exclusive towards pedestrians that I don't like walking around there. For instance, walking in front of the Essoldo makes me feel unsafe as if anyone were to approach me with criminal intent my only options would be to submit to attack or jump the barrier into the road as the pavement isn't wide enough to allow for avoidance otherwise. So: - Get rid of all the barriers along the roads. If it isn't safe to do so, manage the traffic instead of the pedestrians. - Drop the speed limit to 20mph, making traffic slower but more fluent. - Get rid of planters to give a view over the road and allow crossing more frequently - and put flat paving in the central reservations so that people can walk on them. - Put in raised pedestrian crossings doubling as speed bumps. Basically, follow the model shown on Salford Crescent where traffic has been effectively managed without severely impeding flow, and where pedestrians have enough space and protection to walk freely (but... get the phasing of the traffic lights right. Salford Crescent have this rather spectacularly wrong so that one person at one crossing stops traffic in three different places!)	11/10/2017 11:11 AM
181	The proposal is to plant some trees but mature trees are already being felled. The increased traffic into the area should mean that more, substantial, large trees should be planted, not just to improve the landscape but to improve the air quality, which will be affected by more traffic. By more trees, I mean more than were in the area before the recent changes began (I have already seen a number of trees being felled). Green space is at a minimum in this proposal and what there is, is overlooked by the new, large buildings	11/10/2017 9:57 AM
182	I would rather see Lacey Street developed as a retail and leisure area so that the canal is a feature of the town centre, like Sale.	11/10/2017 9:27 AM
183	I support narrowing A56. This is easily the single point that would most improve Stretford.	11/10/2017 9:22 AM
184	Yet again, the survey is so bad as to be laughable. Where's the prioritisation of active travel? Where are the measures to reduce dependence on cars for short journeys? Some joined-up thinking is needed to connect public space to these urgent issues.	11/9/2017 11:30 PM
185	Don't waste public money planting trees that cause long term problems.	11/9/2017 12:05 PM
186	The recent works carried out at the Chester road/ edge lane /Kingsway crossroad/ junction have not improved the area , the removal of the subway is short sighted considering the amount of extra people you wish to have living in the area. the works to the road/ traffic lights etc have not improved traffic flow ...it is worse and also the lay out is confusing.	11/9/2017 6:18 AM
187	We have lovely trees already we want to keep them. Hope it's not like what you have installed in Stretford as the lights are rubbish. Create a new street environment on Kingsway. You need to close the mall and pull it down then we can have a street environment and a Town centre. If the works you have just done around Chester Road edge lane etc you are better leaving things alone as you have made a complete and utter mess of it, the pavements are a joke; the traffic lights have been designed by someone who has no idea as there are no filters off edge lane right onto Chester Road or right off Kingsway onto Chester Road. Total waste of space that work.	11/8/2017 10:34 PM
188	Chester Road has a low brick wall down the centre near the Mall. The planting in this is unintended. The wall needs removing as do the barriers. An assessment of the actual speed cars are travelling at needs to be made and if 30 is not being stuck to , the limit should be reduced to 20 as in the initial master plan before reviews. Otherwise enforce the 30 limit stringently. Living walls and greenery/ trees should be included to soften the urban landscape . The remaining subway under Chester Road requires urgent attention. The greenery is overgrown on entry and there is an area that is unlit before the subway- Could the planting be lowered and taken into this area ? Lighting needs looking at, as does the actual subway. I believe access is also restrictive to users of motorised scooters, who are unhappy using the new road level crossings. The crossings need re assessing and filter lights returned. Bicycles need to be separated from traffic - a green area is simply not enough.	11/8/2017 10:18 PM
189	Why remove perfectly healthy trees to replace with new. Adjust the plan so the trees in place can be left.	11/8/2017 9:06 PM
190	It will be overcrowded with students creating noise.	11/8/2017 6:02 PM
191	I have heard old trees will be felled along A56 - I have huge concerns around this	11/8/2017 3:23 PM
192	Please keep healthy thriving trees	11/8/2017 3:12 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

193	I agree with these suggestions as long as the current trees in these areas are preserved as far as possible. Mature trees offer many more benefits for wellbeing, temperature control, pollution reduction and sound reduction than young trees so should be preserved as much as possible. Set a good example to Manchester and the UK instead of angering residents as they have done so in Sheffield with the mass tree removal.	11/8/2017 1:21 PM
194	This is what the council should be doing.	11/8/2017 1:13 PM
195	These questions are very much loaded towards answering the positive for the proposal. I am not aware of these proposed changes so decline to answer.	11/8/2017 10:27 AM
196	what happens after 2/3 years when the council start there cut backs and the the area becomes like the rest of stretford, dirty/untidy.	11/8/2017 9:21 AM
197	The trees currently on the a56 need to be protected and looked after properly. AMEY need to commit to looking after the area and keeping it clean. It is an absolute disgrace at the minute. One of the features which make it appear less of a dirty road into Manchester are the trees and greenery and this need a to be protected.	11/8/2017 9:09 AM
198	I am totally opposed to any plans to cut down the existing mature trees along the A56 corridor. They provide much needed pollution protection from the traffic passing through Stretford. I welcome plans to plant more trees but only in addition to the existing mature trees not instead of.	11/8/2017 7:10 AM
199	The current public realm improvements undertaken as part of the road widening are of poor quality and largely just patch up previous work. In order to enhance the image of stretford, high quality materials and workmanship is required, with a comprehensive palette of materials throughout the town centre and along kingsway	11/7/2017 9:41 PM
200	No existing trees should be removed and the land near Trafford Grove should not be built upon. The single existing subway should be made safe for people with disabilities and buggies as it is not fit for purpose. The crossings on Chester Road are dangerous and filter arrows need to be added when turning onto Chester Road from Edge Lane and Kingsway.	11/7/2017 9:22 PM
201	See earlier comments regarding trees	11/7/2017 8:58 PM
202	Object to the removal of the trees.	11/7/2017 8:35 PM
203	What do you mean planting new trees on the A56? I thought you stated you wanted to chop a load of beautiful trees down that line the road between The Essoldo and Gorse Hill.	11/7/2017 8:30 PM
204	Loss of mature trees	11/7/2017 6:19 PM
205	Why offer to plant new trees and then also be planning to fell long established greenery along the A56 corridor . The area next to Chester Road day nursery and along from St Ann's church are not ideal for proposed new housing . The nearby roads are also desperate for new lighting as many are old and rusting somsort that out before you start planning new ideas .	11/7/2017 2:29 PM
206	The lights are fine and I got around very well until you closed the underground!	11/7/2017 1:16 PM
207	What's wrong with the current trees?	11/6/2017 11:06 PM
208	The existing and recent 'improvements' have been a dismal waste of time and money so I would have concerns about the effectiveness of the suggested improvements and whether they would address the existing issues, eg lack of right filter lane onto Chester Rd from Edge Lane which causes severe problems at peak times.	11/6/2017 9:07 PM
209	Unfortunately the removal of the subways has not created a better or safer way of accessing the town centre. The new crossing from Edge Lane is a 5 stage crossing process and people invariably have to stop partway and stand among all the traffic fumes. The road changes have provided little or no improvement to traffic from Edge Lane / Kingsway. I am not sure what the benefit of placing seating outside the mall at the side of Chester road for people to sit and watch traffic and breath in the fumes. The land on the corner of Kingsway and the A56 by the mall where a couple of trees have been left is after a small bit of rain waterlogged, little planted there is likely to thrive unless the soil is drained and prepared and unless maintained will end up an unpleasant weed bed similar to the planted brick beds down the centre of the A56 in Stretford. I am also not sure where the room will come from to plant trees along the A56 to screen the road and try and absorb some of the pollution.	11/6/2017 6:41 PM
210	There needs to be more infrastructure around cycling particularly in view of how congestive that part of Edge Lane currently is. And I don't mean shared walking/cycling pathways as they currently do NOT work.	11/6/2017 4:18 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

211	There needs to be direct access to Church street rather than go all the way round Stretford mall.	11/6/2017 11:43 AM
212	This isn't relevant to me because some of it has its already started - I see it every day as I walk past.	11/5/2017 8:58 PM
213	Trees seem ridiculous as there already huge problems clearing the leaves of existing trees in the area I have to clean the pathway and road gutter outside my own home every week !!	11/5/2017 7:17 PM
214	White street lighting (led?) are far nicer than the orange lights.	11/5/2017 12:26 AM
215	More has to be done to reduce traffic volumes, which are a blight on the area. There may be a new "street environment", but the environment will still be noisy and full of air pollution.	11/4/2017 6:46 PM
216	New dedicated cycling tracks and improvements to old ones. Also improve canal ways by adding cycling/ tracks and landscaped public spaces. Bars and restaurants along canals.	11/4/2017 6:21 PM
217	My memory of Stretford as a child is that it was very pretty and green. Over the years this was taken away and tree numbers drastically reduced and never replanted. This will be FANTASTIC to have more trees. It totally will enhance the feel of the area.	11/3/2017 5:17 PM
218	The first phase public realm improvements have been positive although I feel that they have still prioritised cars passing through the Chester Road junction rather than pedestrians, cyclists and residents of the area. Whilst the A56 will ultimately remain an important radial route between the city centre and the southern parts of the Borough, further measures should be considered through the forthcoming development proposals as to how traffic speeds can be calmed (providing associated air quality benefits) and the public realm in the local area improved.	11/3/2017 4:12 PM
219	The road-widening at the junction of Edge Lane/Chester Road is an improvement. However, the closure of the pedestrian subways is a particularly bad change - crossing Chester Road now requires the use of multiple crossings. In my view, it is only a matter of time before a serious road accident occurs involving pedestrians crossing here. Why did anybody think this was an improvement??	11/3/2017 11:01 AM
220	regeneration of the canal with lighting at least	11/3/2017 10:01 AM
221	I am extremely concerned regarding the pedestrian crossings over Chester road where the new lights are. I think the roads are too busy to safely have pedestrians close to the road edge especially with lots of young children in the area. I would prefer the barriers to stay up with n these areas.	11/2/2017 7:55 PM
222	The masterplan indicates felling of many mature trees. This would be a disaster for pollution levels. Whatever is done needs to improve air quality, and I don't know how that can be done if mature trees are felled. Each mature tree would need 80 new trees for the equivalent air quality improvement, and that isn't practical in the available space. Please do not cut down the trees.	11/2/2017 7:42 PM
223	It's not obvious that this will not be a huge waste of money.	11/2/2017 6:26 PM
224	Trees are never maintained. More people enter the Mall from the car park than from the A56 Entrance.	11/2/2017 6:14 PM
225	TMBC have already made poor decisions about this in the cross-road works - planting a few trees does not justify removal of large green spaces	11/2/2017 5:05 PM
226	There needs to be a reduction in traffic. There was one junction in Stretford where I could cross without having to negotiate red light running, speeding, emissions and you filled in the subways and gave it over to cars like all other crossings	11/1/2017 4:12 PM
227	Please work harder on improving cycle routes - don't just squeeze cyclists away from cars! Pedestrian access must be improved everywhere to make Stretford a more pleasant place for local residents. If more locals undertook short journeys on foot or by bike we could cut congestion so much.	11/1/2017 12:23 PM
228	People need to feel safe in these areas , part of the proposals should include budgets for extra security	11/1/2017 10:32 AM
229	The 'improvements' will consist of tree removal, loss of green spaces to make way for yet more for housing and the erection of a gateway building, which is not needed, has not been specifically planned or accounted for and will probably remain empty for years, like lots of other non-residential buildings in the area.	11/1/2017 8:37 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

230	Why cut down existing trees? The proposal around King Street simply is not plain English. When plans are put forward in this manner it raises suspicion as to the actual substance. The new crossings/ traffic signals at Kingsway are problematic and potentially dangerous to pedestrians and road users.	10/31/2017 10:00 PM
231	Parks such as Moss Park need to be looked at also.	10/30/2017 7:15 PM
232	Over street crossings on Kingsway are a bad idea. It is only a matter of time before there are fatalities. More thought needs to be put into how people are crossing and WHERE they are crossing.	10/30/2017 4:38 PM
233	The assets that are already existing in Stretford from the established community groups need to be properly utilised and the Council needs to ensure that investment is more than ample & protected to make people want to walk around Stretford and enjoy the area by be given top rate public spaces.	10/29/2017 9:10 PM
234	I am supportive of the majority of the proposals forwarded by the 'master plan' other than the proposal for residential development on Cross Street. As a resident of the street I am against this proposal because I feel that our green spaces need to be protected-the age and size of the trees act as a natural barrier/filter to the CO2 emissions from Chester road, act as a natural sound barrier and add to the picturesqueness of what is a heritage sight. Furthermore, I would be very worried about parking as it is already very busy- particularly on match days.	10/29/2017 6:52 PM
235	Crossing the A56 is still difficult despite the new crossings and to access the new facilities I need to cross the A56. I know several people who have almost been hit by cars disregarding pedestrian priority since these new developments - we don't want another pedestrian killed on the A56.	10/29/2017 4:22 PM
236	So far, the work undertaken has been aimed at benefitting vehicular traffic passing through Stretford—not at improving access, air quality and quality of life for local residents. Yes, the area is an eyesore and needs dramatic improvement. But this will not be achieved by cosmetic changes alone—not will it be achieved by selling of chunks of land to be developed into tower blocks.	10/29/2017 11:37 AM
237	Along Kingsway where the road goes down to one lane there should still be a full width cycle lane so cars don't try to overtake bikes dangerously on a narrow part of the road. There should be provision for cyclists as well as pedestrians on the new walkways to the canal and around the development.	10/28/2017 3:16 PM
238	The walkways must be open for safety, no horrific subways or covers. A new street environment, there must be one good road near the mall that could be pedestrianised, perhaps where Stretford Sip club is and traffic redirected. Stretford really needs something like this. I think businesses try, but the streets are so busy and there is no parking and it is difficult to continue, or simply none Stretford looks like a good place for a restaurant at the moment. New trees and flowers should be planted, but not in a Salford kind of "look we have pink bins" it should be designed in a understated a classy way, looking smart. Not looking like an area which is trying to make the most out of a bad situation. They are great, but some of the work friends of Gorse Hill does has this effect. This should be council and UA 92 funded and should look as though it is. Certain highly visible shops should be encouraged, perhaps given grants to redo their shop fronts. The ones at the end of Taylor's Rd and down Chester Rd are an eye sore, and makes the area look more deprived than it is.	10/27/2017 4:28 PM
239	the creation of a new street environment along Kingsway will go a long way to softening the feel of the town centre. Walkways and entrances to the Mall need revising	10/27/2017 11:58 AM
240	Again there is no town centre, this needs to be created. A place for people to meet, shop, socialise, take their children etc. There needs to be a lot more trees, lighting of the existing historical buildings such as Essoldo and St Anne's and the public hall. Tasteful street lighting, wide walkways, seating, good cycle lanes, and slowing of all the traffic flow through	10/26/2017 3:36 PM
241	Enforcement needs to take place regarding household refuse bins that blight the A56.	10/26/2017 1:29 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

242	I am still concerned about the new pedestrian crossings at the traffic lights near Stretford Mall. I understand that the speed limit has been reduced to 30mph, however, hardly anyone drives at that speed. More speed cameras along the length of Chester Road need to be introduced due to too many drivers jumping red lights, in particular the junction at Floors2Go/Stretford Leisure Centre. Many children cross here to get to Stretford High School and I too use the crossing there and was once almost hit by a car when crossing the road there. There are no speed cameras whatsoever, no speed checks carried out by GMP and it is dangerous! I feel the same way about the new crossings near Stretford Mall. Equally I have never walked to Stretford Mall as I did not feel safe using the subways. Ideally footbridges should be erected but I realise this is not always possible. Anything that makes the walkways safer at night time though would be an improvement. As a woman I do not feel comfortable walking around at night and therefore, drive most places.	10/26/2017 12:51 PM
243	The devil is in the detail and once again you have failed to give enough detail to enable me to fully answer this.	10/26/2017 12:31 PM
244	I would recommend a council owned and run multi-story car park. The revenue generated during football matches, cricket games, concerts, etc. could be invested into the local community (health care, social clubs, schools).	10/26/2017 12:00 PM
245	Fabulous idea but plan carefully extra lights may affect residents sleep and pathway need to be easily maintained no good plants taking over the pathway as it becomes a muggers hide	10/26/2017 11:16 AM
246	Fantastic	10/25/2017 10:34 PM
247	The current masterplan was supposed to improve Kingsway however my understanding is all the spare land will be built on or over. So what you gonna landscape eh? We already have trees why do they need replacing? What are the new plans once again we can't comment on fresh air. Give us something tangible to work with at least!	10/25/2017 9:31 PM
248	I agree with the above but if it involves making Kingsway pedestrianised, I don't agree with that. The roads are congested enough already.	10/25/2017 3:38 PM
249	Making cycling safe for all. Segregated from main traffic. Why not think big and be a mini Amsterdam!	10/25/2017 11:02 AM
250	Be great to ensure that pedestrian safety is a priority and agree with planting new trees along the A56. Is it possible to install traffic camera at the Edge Lane/A56 junction to ensure that any vehicle (inc cyclists going through on red) going through on red is fined for dangerous driving. I think it's also very important to keep mature trees as they provide a great way to make spaces green and provide habitat for local wildlife.	10/24/2017 6:42 PM
251	More segregated cycle facilities and secure, covered cycle parking at new centres.	10/24/2017 10:42 AM
252	The plans do not appear to re-open the subways, which would be even more useful with a lot of students across the main road from the shops. They do not appear significantly to improve opportunities for cycling through and to the town centre, or safe and attractive routes for travel on foot.	10/22/2017 7:49 PM
253	I have concerns about the loss of trees and green space on the gyratory	10/22/2017 12:19 PM
254	Not sure I like the idea of narrowing the road to one lane in each direction (did I understand it properly?) as I commute from Stretford to Urmston every day, and it is a key route to the Trafford Centre.	10/21/2017 1:41 PM
255	Existing trees should be left in place. The area already suffers from a lack of business interest. How will businesses be tempted to locate here. Chorlton which is more established with more footfall still has empty units and every other shop is a Charity shop.	10/20/2017 2:44 PM
256	Ensure crossings are safe and attractive to use. Cycling down the A56 is horrible. Protected cycle lanes are needed.	10/19/2017 1:15 PM
257	Not sure building flats at the rear of Trafford grove would improve the area	10/19/2017 9:46 AM
258	Plant trees and create more green spaces along A56 ..!. Do not built accommodation on green spaces. The green spaces are rare here and are treasured by local residents. Better access to shops is a great idea. No idea how this will happen as the traffic at the crossroads of A56 and Edge Lane is busy, and with several sets of new traffic lights it is now even more complicated, especially for the elderly residents.	10/18/2017 8:44 PM
259	I think some elements of the proposal needs clarity I can't comment as I don't know what is proposed	10/18/2017 8:28 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

260	I am a local resident and the council should be doing this anyway	10/18/2017 8:20 PM
261	I disagree with the proposals to make the changes of a housing development on Cross Street. This will not benefit the residents of Trafford Grove for the following reasons: it is currently a space used by the community for children/pets, it creates a green space on our doorstep given that we have small yards/it is 'in keeping' with the heritage site of Trafford Grove/it reduces pollution from the road and noise. It is a very important part of our community and a reason may many of us value the area.	10/18/2017 8:15 PM
262	There should be more green space for children's play areas	10/18/2017 9:50 AM
263	Why remove mature trees only to replace them with baby trees, where will the runoff from the rain go, how many baby trees will it take to remove the same amount of pollution, how much wildlife will be killed in the process. what the hell is a 'street enviroment', are not all streets a form of enviroment?	10/17/2017 11:10 PM
264	This is a necessity. For too long the community of Stretford have been unable to develop because of the A56 and associated roads around what some consider to be the centre of Stretford (the Stretford Mall) which is an eyesore	10/17/2017 9:00 PM
265	They are old and dirty, about time they were refreshed. Breathe some life back into Stretford	10/17/2017 6:48 PM
266	I am concerned about removing mature trees.	10/17/2017 2:22 PM
267	Repetitive I know but see comment 1	10/17/2017 1:28 PM
268	Yes! Yes! Yes! improving the aesthetic appearance of the area would be very welcome. This area has long been, and looked, neglected.	10/17/2017 1:23 PM
269	Please do not cut down the mature trees on the Chester House roundabout	10/17/2017 9:59 AM
270	I agree with the trees although would like to know that there is provision made for them to grow and also that in case of bad weather they are secure and will not cause an obstruction	10/17/2017 9:05 AM
271	Generally supportive on addition of more green space, but at the same time, note that there are existing green spaces referenced in the Masterplan document as Sites 11, 12, 13 & 14. Mature trees and green space here should be retained and any development of these sites should focus on improving the spaces are landscaped green space and not residential development.	10/16/2017 11:12 PM
272	Mature trees along the A56 corridor will certainly help to lessen the impact of what is effectively a motorway. Increased traffic enforcement would also be extremely useful as it is clear that speed limits and traffic signals appear to be taken as advisory rather than mandatory. Improved lighting will support the nighttime economy and a sense of safety. Enhancements to public realm will certainly lift the image of the area and make it feel much more welcoming.	10/16/2017 7:30 PM
273	great to see new greenspace included.	10/16/2017 1:12 PM
274	I spent 10 minutes looking for the relevant section in the Refreshed Masterplan so that I could see exactly what is being proposed. It would have been really useful if your survey included hyperlinks to relevant info for each question.	10/16/2017 9:52 AM
275	Please see additional comments.	10/16/2017 9:48 AM
276	1. About time too. For far too long Stretford has looked like the typical concrete jungle. It has been neglected for years by the Conservative-led council.	10/15/2017 4:20 PM
277	more trees everywhere is good. need to control litter and dumping.	10/15/2017 12:56 PM
278	We have new street lighting. TBC dug the trees up to make parking space for the shops on Chester road we have a lay-by but no shops	10/15/2017 11:12 AM
279	Plant trees in the road when the proposed development kills major mature trees in the surround, a schizophrenic idea of burning resources to suit UA92	10/15/2017 9:07 AM
280	It would have been very helpful to have a map of these sites because I keep having to google map them. Also, I would have liked to see what you are defining as the town centre.	10/15/2017 6:50 AM
281	This should have been done by now anyway	10/14/2017 10:39 PM
282	Please do not take down the mature trees along the A56, they keep it green and help absorb air pollution.	10/14/2017 9:42 PM
283	This is all cosmetic	10/14/2017 8:09 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

284	These have been promised for many years - why are they being dangled like a carrot now when we should already have them	10/14/2017 7:24 PM
285	I think the Sevenways area should be looked at - not just around the Mall.	10/14/2017 6:59 PM
286	Why plant new trees when the ones we have are doing a great job of helping to clear the air from the fumes from traffic along Chester road	10/14/2017 6:06 PM
287	I have concerns about the crossing of Chester Road. What happened to the bridge.	10/14/2017 6:05 PM
288	The brick beds that currently separate the A56 carriageways in Stretford town centre should either be removed as they are unattractive weed beds that do nothing to enhance the area, particularly as there is no upkeep. If they remain they should be replanted with more attractive pollution absorbing greenery.	10/14/2017 5:18 PM
289	DO NOT remove hugely valuable mature trees and pretend that replacing them with little lollipop trees is any sort of substitute, because its not.	10/14/2017 3:47 PM
290	The mall need up-to date camera as my son and his friend got treated by a group of lads and with knives and because of the cameras being so old they could not see what had happen this is not the first time the camera have let the public down to help criminal cases.	10/14/2017 3:23 PM
291	As long as this does not involve removing existing trees/green spaces such as development areas 12 and 14.	10/14/2017 1:11 PM
292	I would like to see further details about how the roads are going to be changed, and what impact this might have on the flow of vehicular traffic. Trafford must be seen as a whole. People need to travel from the south to the north of the borough (and visa versa) and the A56 is the only way of doing that. The flow of traffic must not be negatively affected.	10/14/2017 12:48 PM
293	I would love more trees and better lighting. I am however very concerned about the exact proposal for Kingsway as I live very close to here and do not want additional noise/litter and more parking in the small residential streets in the immediate vicinity.	10/14/2017 10:24 AM
294	There has not been enough consultation with residents etc	10/14/2017 8:18 AM
295	Planting trees does nothing but cause an abundance of leaves! As I know from Harcourt Street in Gorsehill they cause disruption to the pavements and become dangerous.	10/13/2017 9:06 PM
296	Fully agreeable, especially the creation of a new street environment along Kingsway and landscaping & improved street lighting	10/13/2017 7:44 PM
297	Please leave the mature trees and the view along Chester Road. It is the nicest view of Stretford and the trees help absorb pollution. I have young children and I want them to be safe as they walk around Stretford. Filling in the underpass from Edge Lane has made it a more hazardous walk to the Mall. I now have to accompany them when they walk there as it is no longer safe. Better lighting is always good and more landscaping but these are things that should be happening anyway (as they are in all other Trafford developments), not reliant on whether we agree to the University or not. A new street environment along Kingsway would be good as long as it is done in the right way, not just a run of takeaways resulting in huge amounts of rubbish	10/13/2017 7:05 PM
298	As long as existing trees are taken into account. The current regeneration of the roads has been done very cheaply with black horrid concrete on the floor and no central reservation planters. It's all very concrete and grey. The current crossings are really dangerous with cars still going through them even when on red. Will there be speed cameras to slow the traffic right down? Is there going to be green spaces for residents and students to sit and enjoy? Is Stretford going to have a Centre worth stopping for?	10/13/2017 6:21 PM
299	Please, think green not concrete areas! Just improve the lights!	10/13/2017 4:26 PM
300	Still looking for the town centre - missing since 1965	10/13/2017 3:06 PM
301	Where is the money coming from? As a resident I don't support debt and higher council tax bills to pay for visual improvements and help to private investors. They have their own money.	10/13/2017 2:30 PM
302	up keep of trees and plants come at a cost where will that come from in your budget	10/13/2017 1:51 PM
303	Most public places are taken over in the master plan. We need the mature trees.	10/13/2017 1:36 PM
304	So long as there is only an increase in trees and no scaling back of existing mature trees	10/13/2017 12:58 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

305	I agree to the idea of the points above but need more detail. Where are trees being planted and is this at the cost of current mature trees? Where will the walkways be and will they be designed with pedestrians and not car drivers in mind? The loss of the underpasses has made a massive difference to me as my young family being able to access Stretford Mall. Will there be better cycle paths and facilities for 'professional cyclists' as well as families to cycle where children will usually be on the pavement. Some parts of the new crossing are not big enough to stop with a bicycle and family.	10/13/2017 12:42 PM
306	Increasing our trees is important, but not at the expense of existing green spaces and mature trees. Public space improvements must be sensitive to the needs and uses of all local residents and should remain publically accesible.	10/13/2017 12:15 PM
307	The planting of trees is a good idea since they are instumental in purifying the atmosphere, bridging spaces,marrying the scale in built environments andcontacting us to our natural environment. Design and installation of street furniture, lighting etc etc should be the same as that in Sale, Altrincham and anywhere else in trafford for that matter.PLEASE link this area to all others.We are ONE TRAFFORD!!! Close attention should given to the upkeep of the proposed designs. On -going maintenance should be financed. However this would be easier if everyone took personal responsibilty for the care of their environment. This tends to only happen when residents OWN their property. I would be very happy to see the environment around the mall looking like that adjacent to the Town Hall! Lovely gardens, well kept.... even to car park is hidden!	10/13/2017 12:13 PM
308	I am concerned at the loss of mature trees	10/13/2017 12:07 PM
309	I disagree because I am unclear AGAIN as to what is being proposed. This reads as if there is a commitment to public spaces, green issues etc and yet the overall plan of building on green space contradicts this. It will also increase footfall, traffic etc...	10/13/2017 12:07 PM
310	As part of the original master plan i though we were already supposed to be getting improved/new street lighting, improved landscaping, street planters, street seating, more litter bins (would like to see those recycling bins where you have a strip of four that seperate out the general waste, carboards, bottles etc like they have in manchetster city centre). Why is this being proposed to us as a new thing - it should already be happening around the kingsway/edge lane/chester road area. It should be being done by the council too, pehaps you could fund the stretford in bloom folk as they have already started on the grot spot that used to be gardens on kingsway by the mall bus stop area. Yes i would be happy to see a continuation of this improvement all the way up chester road and on barton road too all the way to the trafford park boundry and the trafford bar boundry. What is the 'street enviroment' exactly - need more details before making a decision. The planting of new trees should not be at the expense of mature trees - the mature trees are very much needed to deal with things like runoff from the rain, pollution etc. Keep the mature trees and still add new trees too where aplicable. Make sure they have proper area around the tree bases though, not like the trees planted on the gorse hill estate. all tree's planted should be native species, not just ornamental but perhaps species that will attract birds Can the community be involved with this perhaps with council 'ground works' team backing it (im thinking like the pocket park on the chester road bridge that gorgeous gorse hill have) If done right this might allow us to get free tree packs from the woodland trust for schools or community groups or failing that i think deffo involve a charity such as city of trees who are doing amazing work around sale/chorlton water park, longford park ect.	10/13/2017 12:01 PM
311	Look into more cycling provisions, particularly around the A56. It's terrifying to cycle on.	10/13/2017 11:48 AM
312	We cannot afford to lose the mature trees and green either side of the A56.	10/13/2017 11:48 AM
313	Leave the trees that are already three. It is absolutely disgusting to cut down mature trees.	10/13/2017 11:19 AM
314	I have seen plans to cut down existing trees on A56 and see little cause for this. This is a mistake as established trees are vital for reducing noise and pollution from the road, cooling and flood protection as well as making the area more attractive. Do not cut down our trees!	10/13/2017 11:09 AM
315	Planting trees along the a56 could result in roots disrupting the roads by growing underneath them. Potholes in the area are already a major concern	10/13/2017 11:04 AM
316	False promised	10/13/2017 10:54 AM
317	Glven the number of trees that will be chopped down all around Stretford in the detailed proposals, I think it is cynical to indicate there will be 'new trees'. The net effect will be a huge number of mature trees lost for ever, with concomitant impacts on public health and well-being.	10/13/2017 10:24 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

318	I do not agree with building on every scrap of spare land...leave it green if it is possible and beneficial to the area, for example,sites 13, 14 and 15. Why landscape other parts but be prepared to build on open spaces that already exist nearby ?	10/13/2017 9:38 AM
319	Trafford have proved by past evidence that they are in trustworthy by providing quality investment in Stretford.	10/13/2017 8:07 AM
320	Please DONT forget about the small Lostock Park Edtate as we always get missed off plans. Or relocate the some of the building Development plans. We have a lovely park and that's about it Stop forgetting about us. M32 9 TN	10/13/2017 6:45 AM
321	There is scarcely any public realm left in Stretford. How would you reconcile tree-planting on the A56 (which I support in principle) with the limited pavement space for pedestrians? Pedestrian access from Stretford Mall to Edge Lane has been badly disrupted lately. If access is to become above ground only, will there be pedestrian crossing time included in the sequencing of traffic lights (unlike those at the junction between Derbyshire Lane and Park Road where the pedestrian has to rely on the kindness of motorists).	10/12/2017 11:26 PM
322	I am concerned that every piece of land is earmarked for development especially around Trafford Grove and Raleigh Street. These areas of trees and greenery are important to offer a softer landscape to border the A56. Development of this areas will take this away and will add a dense feel to the area.	10/12/2017 10:29 PM
323	The mature trees on A56 should not be felled.	10/12/2017 9:58 PM
324	Please think about cycle ways and walking routes	10/12/2017 8:10 PM
325	improving the environment does not seem to be compatible with a huge development of student housing	10/12/2017 7:59 PM
326	Again, significant improvements to cycle infrastructure are needed.	10/12/2017 6:58 PM
327	no trees should be sacrificed for this project.	10/12/2017 6:57 PM
328	I would hope the existing aged trees will not be knocked down. This would be a complete travesty	10/12/2017 1:44 PM
329	Any existing trees should not be removed. They are important and replacing them with dwarf trees will not replace their benefits. The building on the existing small green areas within Stretford is not acceptable. They are corridors for insects and animals.	10/12/2017 10:03 AM
330	Agree that planting of new trees ,but feel that we retain all the present trees that already exist as this has a positive impact to the air quality of the area due to high carbon monoxide levels due to high traffic volume in the area .	10/12/2017 9:14 AM
331	See previous comments. Needs to be well connected, high quality, well framed by appropriately scaled buildings and prioritise people over vehicles	10/11/2017 11:33 PM
332	Could we have some proper cycle paths please? Not patches of green paint, but rather isolated lanes which cannot be accessed easily by motorists. They manage it on the continent. Existing cycle provision is risible and one cannot feel safe cycling around the A56 area. I speak as both a cyclist and motorist.	10/11/2017 9:06 PM
333	Public spces: if there is to be pedestrianised areas and redcued roads for cars whilst I agree with the need to reduce congestion some of the changes on talbot road see more congestion by reducing the road to one lane, this is good in some respects but doesn't put people off the need to travel by car and does cause further congestion. Trying to stop people using cars on surrounding roads doesn't seem to be the answer and causes unknown stress and frutation for people who need to get to work and have no alternative. Areas that are heavily pedestrianised can also feel quite threatening in the evenings - how will they stay safe, stay well lit and maintained and wil there be community police officers for example having a presence?	10/11/2017 6:54 PM
334	Could benefit the elderly but don't think widespread changes are needed. Money could be better spent elsewhere.	10/11/2017 5:30 PM
335	What about the junction of Edge Lane and Kings Road, Lime Road. Where is the cycle infrastructure. Cars still come first in Stretford. Wheres the cycle infrastructure to poplar road. I used to be able to cross the A56 at will using a subway. Now Cars have priority. Everywhere in stretford cars have priority. Where is traffic reduction measures,	10/11/2017 3:51 PM
336	There is very little information regarding the statements above included in the Masterplan. A detailed landscaping is required.	10/11/2017 2:29 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

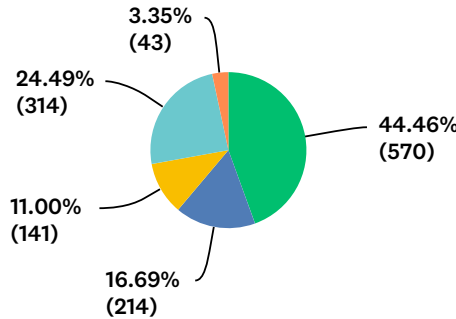
337	No more taking out big trees! We have lost far too many from Trafford in the past 15 years!! I would like you to consider the water table and surface water run off. The development of Dimplinton AKA "Traffic Center" Still owned by a sister company of PEEL holdings!! Has cause regular flooding on the roads. Too much surface water isn't able to run into what was once huge fields..I used to play in!! The new Park and Ride in Trafford park is located on what was a Huge Warren of Rabbits in such a wonderful symbolic roundabout that if viewed from above was in the shape of a yig and yang sign, I used to take my kids to see the rabbits and enjoy the space before I had a garden of my own and you plans destroyed it. This was a huge woodland hence the road name Warren Way.... this led to Warren Wood. Keep on killing everything you****would like write some nasty words here!!!! These changes are all less that 150 years old. All before the ship canal was built, I'm with that Dead lord who never wanted it going through his lands. We haven't forgot how beautiful this area was and how natural our local areas were. Yes industry killed a lot but it was coming back before the building of the TC. We could go dirt biking and BMX biking and no one cared as it wasn't full of people with more money than sense!! All in the Name off PEEL really!!	10/11/2017 2:27 PM
338	The phase 1 development is concerning with more of a focus on traffic flow and not on pedestrian access and safety. The cycle infrastructure delivered around the Edge Lane junction is poorly planned and dangerous. The changes proposed on Kingsway do not go far enough to deliver any substantial improvement, the likes of Poynton town centre deliver a precedent on how to refocus an area to be more pedestrian focused. The increased width of the A56 to now be crossed at the surface and giant barrier of the mall in the town centre will continue to restrict pedestrian access in the town and the proposed changes will still make Stretford somewhere to pass through on a journey to Manchester rather than a town worth visiting in it's own right.	10/11/2017 12:50 PM
339	the problem to the "town centre" as it is referred here is the A56. the new "improvements" are failing to address this (the only way to improve here is to sink the road underground, Belgian style. As long as the A56 stays over ground, whatever the council does is window dressing: no substance, no will to properly address the issue	10/11/2017 12:14 PM
340	Mature trees should be protected and I'm against any of these being removed	10/11/2017 12:07 PM
341	Cycle paths and access	10/11/2017 12:06 PM
342	Though Victoria Park lies outside the border for the town centre, will there be any activities which could enhance Victoria Park?	10/11/2017 10:00 AM
343	You have not mentioned mature trees are planned to be cut down, this cannot happen especially on chester road. Young trees take a long time to be established keep the mature trees in place. Mature trees help with air quality. Chester road is still overly congested despite the so called improvements.	10/11/2017 9:18 AM
344	ANY cosmetic work on Stretford will improve it.	10/11/2017 9:17 AM
345	Concerned if Kingsway is going to become "New King Street" and changed to one lane in each direction. This will cause traffic congestion around Stretford especially during rush hour, match days (either LCCC or MUFC) and any other events such as concerts etc.	10/11/2017 9:06 AM
346	what about Barton rd ,paths need doing . and a ban on large articulated trucks . trees ets ,make more attractive	10/11/2017 8:34 AM
347	Planting trees and having more green areas will improve the area all round. The area from the subway to the metrolink is currently horrendous, and any improvements will be welcomed. I do believe consideration is required to local residents who are anxious regarding the proposed changes, and some assurances their homes will not be effected would be appreciated.	10/11/2017 8:28 AM
348	The mature trees along Chester Road must not be removed. These trees are hugely beneficial to the environment and air quality	10/11/2017 8:20 AM
349	This is in keeping with the redevelopment and upkeep of the surrounding towns	10/11/2017 7:34 AM
350	Cyclists ! They are a vital part of the road using network and don't seem to have any priory during the planning so I would like reassurance that the cyclists will be given room on this busy and yet to be even more widely used arterial route. (I am a driver into manchester daily, not a cyclist) they require more room and currently this is extremely hazardous	10/10/2017 8:16 PM
351	This is all well and good. What exactly are the proposals for improving the shopping experience for residents.	10/10/2017 7:19 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

352	If the Stretford Arndale Centre is to modernised and made fit for the present era then it needs to be opened up to allow air into it. New toilets must be built, the current ones are outdated, unattractive, unhygienic and the smell is dreadful and off putting to visitors. By having open access air can circulate and it will not feel like a closed in unwelcoming place.	10/10/2017 6:51 PM
353	I don't believe the public space can be improved with the road as it is	10/10/2017 6:27 PM
354	I've heard on Facebook (but haven't checked this myself in the masterplan) that part of Kingsway is going to be reduced to one lane. That's a nice idea in principle and I presume the purpose of this is to give Stretford town centre more of a "feel" to it but it will be disastrous for traffic flow which is already bad in that area and this idea should definitely be scrapped.	10/10/2017 6:22 PM
355	As stated before regarding pedestrian crossings needing improvement.	10/10/2017 6:08 PM
356	Will measures be taken to leave as many existing historic trees and green spaces? Will the local community have a say in any of this?	10/10/2017 5:47 PM
357	I disagree with it because it's too ambiguous. Need to see some sort of model of what you actually plan this to look like.	10/10/2017 5:16 PM
358	so long as not on the cheap as usual and are maintained - nothing is maintained at the moment	10/10/2017 5:07 PM
359	More trees ... yes pleas. Agree with extra street lights but hopefully they are better than the new ones recently installed presumably LED... they make the areas so dull and dim !! No more subways so glad there gone, scared places. A bridge across the main roads may be necessary they are VERY busy and fast Roads	10/10/2017 5:02 PM
360	I'm concerned about making Kingsway into single carriageways. Traffic down to one lane due to the current roadworks has caused mayhem. Stretford could not cope with this on a permanent basis.	10/10/2017 4:29 PM
361	Get rid of the final subway. It's so awful.	10/10/2017 4:26 PM
362	Need to make sure the additional trees remain part of the plan all the way through to implementation.	10/10/2017 4:11 PM
363	This is the councils responsibility, it should not be contingent on UA92.	10/10/2017 3:25 PM

### Q13 In terms of the proposals for making improvements to the A56, please indicate which statement most closely reflects your view:

Answered: 1,282 Skipped: 237



- I am supportive of the suggested proposed changes to the A56
- I agree with the overall proposals but have some suggestions/concerns that I would li...
- I am a resident/business close to the A56 and have some specific concerns about the p...
- I disagree with the proposals around the A56
- This is not relevant to me

ANSWER CHOICES	RESPONSES	
I am supportive of the suggested proposed changes to the A56	44.46%	570
I agree with the overall proposals but have some suggestions/concerns that I would like to share	16.69%	214
I am a resident/business close to the A56 and have some specific concerns about the proposals	11.00%	141
I disagree with the proposals around the A56	24.49%	314
This is not relevant to me	3.35%	43
<b>TOTAL</b>		<b>1,282</b>

#	PLEASE ADD ANY ADDITIONAL COMMENTS ON THE ABOVE HERE	DATE
1	Don't remove trees, make cycling safer, encourage more cycling by adding world-class cycling infrastructure, especially for all those students who won't have a car.	12/19/2017 4:54 PM
2	Developments should only be approved if they provide sufficient car parking spaces for residents. All developments should be low rise and visually attractive. Whilst the council might not have any legally responsibility to ensure that developments are not ugly there is a moral obligation not to inflict residents in north Trafford with any more ugly concrete army barrack block developments. Such ugly developments have been approved by the Planning Committee in the past on the basis of cost and because people who have nowhere else to go are willing to live in them. Perhaps competitions could be held or local community groups consulted about the exterior appearance of any blocks of flats built. Developers could be encouraged to take inspiration from the beauty of the material's used by John Ryland's to build Stretford Public Hall when planning future projects.	12/19/2017 4:47 PM
3	please see previous comments regarding road tunnel. Trafford Council could do something truly 'once in a generation' to fundamentally change and improve Stretford Town Centre - the proposals do nothing significant and are I'm afraid a massive missed opportunity.	12/19/2017 4:43 PM
4	We should be looking at reducing traffic and pollution. Moving around during rush hour or during football is extremely difficult.	12/19/2017 4:36 PM
5	I think walkability needs to be understood by Trafford. Ko	12/19/2017 3:58 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

6	1. The current changes ONLY prioritise cars, it is crucial the approach for pedestrians and cyclists improves from the current model. Improved approach for vehicles from the South is not about improving things for Stretford but for those who pass through, this must change.	12/19/2017 3:15 PM
7	At this point I'm sick of repeating my self traffic round here is gridlocked see previous comments	12/19/2017 2:48 PM
8	Again, this needs to be planned and delivered much better than the developments that have already taken place, if it is to give the benefits you promise.	12/19/2017 2:46 PM
9	Remove metal barriers where it is safe to do so, and provide gaps in the barrier so that there is less creation of intimidating "corridors" along footpaths, particularly against walls or shop fronts.	12/19/2017 12:57 PM
10	Currently poor quality cycling lanes. Much more consideration and consultation with cyclists as current road layout makes it dangerous. Also currently few adequate cycle storage areas covered and monitored by cctv.	12/19/2017 12:39 PM
11	No change to the gyratory when entering Stretford from Sale or motorway Keeping that green space and its trees are a vital part of the gateway into Stretford As mentioned above in the previous comment, my fear is the quality and standard of change for the area that Trafford seems to propose both being poor and inferior.	12/19/2017 12:24 PM
12	You have done chester rd and it is no better you just put a lane in for students And now people are risking there life's crossing rds as you have removed subways Please spend a day looking at the crossings and you will see multiple near misses Someone will die there soon	12/19/2017 11:21 AM
13	Our main traffic problems are on 'Match days'. Any changes should take this and Trafford Centre busy periods into account. Extra bus/ cycle lanes would not be helpful otherwise.	12/19/2017 11:12 AM
14	to reiterate, do not remove the remaining underpass. If this goes then the traffic will be slowed and more people will 'risk' crossing at inappropriate times and it will be more dangerous	12/19/2017 11:11 AM
15	Oh my God I cannot believe that you are putting in speed limits on the major commuting route in and out of Manchester, Stretford and beyond. It is a major driving route and you seem to be adding in more pedestrians into the mix while taking out safe crossing areas. The A56 really does separate Stretford Mall from the other side of the road (where you intend to put hundreds of students). I don't really understand why this is seen as a good idea. Commuters are not going to be happy that their already nightmare drive to work is becoming longer and longer - without the efforts of cross council plans to improve public transport across Greater Mancehster not just in Trafford! which is VERY short sited.	12/19/2017 11:04 AM
16	See answer to Q12. Too much emphasis on improving car flow and not enough on improving things for pedestrians (attractive tunnels access to canal? safe innovative bridge across?) or cyclists (a safe segregated wide area of the road needs to be given over to attract cyclists and link with other quiet routes via canal and into MCR). Heart of this plan needs to encourage better air quality, reduce motorized traffic, slow speeds, lower air pollution etc. The improvements offered in the masterplan are just half hearted and no bold vision for the future.	12/19/2017 9:32 AM
17	See answer above - we need a bold plan from the council to reduce capacity for motor traffic, while providing high quality, safe and convenient segregated cycling infrastructure, as well as priority for pedestrians and buses along the A56. We need the council to have a vision that looks forward for the next 20+ years, that tackles the problems of congestion and poor air quality, not continue to prioritise motor traffic above the needs of sustainable transport and the needs of local people.	12/19/2017 9:22 AM
18	I would like to see Stretford reclaimed for the people who live here. I believe that the best way to provide improvement would be to put traffic on the A56 in a tunnel and reclaim the land above - so that our Town Centre can become a place to be proud of. This would be initially be a big cost but would then release land and benefits would ensue.	12/18/2017 11:59 PM
19	My support for these "improvements" depends on what they are. I welcome a lot of the work to improve cycling on the A56. I mentioned before that I don't think the A56 can be made nice as it is so busy, noisy and dirty, but I dare say it can be improved.	12/18/2017 11:25 PM
20	The proposals are insignificant in relation to the problems generated by the volume of traffic using Talbot and Chester Rds. Chester Rd especially is a dominant feature in the area	12/18/2017 10:51 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

21	You have already done this. It was a complete waste of time and money, and you have made the junction worse. There are more lanes of traffic, and you have removed the subways. The junction is now very unsafe for pedestrians. I fear this will ultimately result in a loss of life. The speed limit has been reduced, but has been poorly sign posted. It is not being enforced, and this is resulting in people observing the speed limit being tail gated and under/over taken by cars going well in excess of 40mph. Being cynical I believe this was only carried out to obtain more land on the Lacy Street site for the council to sell/lease.	12/18/2017 9:54 PM
22	Getting rid of the sub ways has been really good - well done. It would be great to restructure the roads so it is easy for people passing up the A56 to pop into local businesses in Stretford. We should encourage people to park up and catch the tram from Stretford, as then they may spend their money in local shops.	12/18/2017 9:43 PM
23	I collect my Grandson from Stretford Metro each afternoon and have on several occasions since the traffic light sequence changed seen cars stranded in the centre of A56 waiting to turn right from kingsway or right from edge lane when main A56 lights change. Also one young lad running across as lights changed. This is really busy junction already.	12/18/2017 4:12 PM
24	Talbot Road is currently a disgrace - the cycle lane being made wider has cause traffic congestion for a long time - make the road wider to allow traffic to flow - there's going to be much more of it !	12/18/2017 3:31 PM
25	The A56 should be tunnelled	12/18/2017 2:26 PM
26	The recent so called improvement Trafford Council have made to Edge Lane, Kingsway, Chester Road have not improved traffic flow. In fact, they have made it even worse. How do you expect disabled scooter users to cross the road.	12/18/2017 9:23 AM
27	How are you going to improve public transport access too? Suggest bus lanes? I use Lacy St car park to park my car when I wish to travel to Manchester by tram. It's only £1 to park for the full day. I don't envisage any non council car parking prices being that competitive. I'm concerned people won't pay commercial parking rates.	12/18/2017 12:08 AM
28	Traffic For MUFC and the Trafford centre, cause lots of problems in STretford the community is divided by the A56 and there is lots of pollution I would welcome a ferry service taking MUFC fans to Old Trafford and the Trafford centre. Trafford council should co-ordinate with both parties to try and reduce the traffic locally, does the Trafford centre need to be open late nights when united are playing at home? Could the Trafford centre be used as a park and ride for United and close earlier when there is a match on midweek	12/17/2017 11:58 PM
29	would like to see more detailed info.	12/17/2017 11:35 PM
30	I disagree with the focus being about developing every last bit of green space we have along the A56. It's already a concrete eyesore so adding more buildings will only emphasise the blandness we have in the town already and cultivate the 'cut' we have as a town as a result, of the A56 in the first place. All this development needs to have demand too, given the current number of vacant shops/degrading frontages we already see, I have no confidence these plans would do anything to alleviate that - more likely they will compound. There are also no real details on the type of developments to be able to support this.	12/17/2017 10:33 PM
31	I do not think the information provided to date is sufficient to be able to provide full support. More detailed information is required to do this.	12/17/2017 5:46 PM
32	I'm assuming the change to the road layout has already been completed? It is difficult to see how this has made any positive impact, as driving through this junction I can see little difference, and as a pedestrian I can no longer use the subways but have to take my children with the pushchair over the surface crossings. I would much have preferred the option to continue to use the subways or have foot bridges over. Proposals to remove trees seems strange. I'm not sure of the reason for this as any green spaces that can be preserved, surely should be kept.	12/17/2017 3:39 PM
33	Ensure cycle groups are consulted on the layout of cycle paths etc	12/17/2017 1:01 PM
34	I am suspicious of 'Development of sites along the A56'. Development on the green space along the River Mersey is a definite NO. This is an area for wildlife - so very important. I know that deer and pheasants have been seen in this area and probably many other creatures not normally found so close to a major city centre. We need to nurture such areas. It is very important that the trees on the roundabout near Stretford House are retained. They are a 'lung' in an area of high traffic and are visually very important. The new 30mph speed limit on Chester Road needs to be enforced. It is ignored by the majority of traffic.	12/17/2017 10:11 AM



## YOUR SAY – on the Stretford Refreshed Masterplan

35	The green spaces suggested for development such as at the end of Brunswick Street and Derbyshire Lane are so important to stay green. It improves everyday life to have these spaces and with so much development along the A56 these are even more essential. Please don't take away all our green spaces. It is very short sighted to sell a site for development for instant cash, they will never be returned to the lovely green spaces they are now.	12/16/2017 8:55 PM
36	Any trees and green spaces along the A56 in Stretford should be left as they are currently, as they help reduce pollution, which is very high in Stretford due to the large volume of traffic running through it. Plant lots more trees please!	12/16/2017 4:26 PM
37	As previous - plus new road layout and crossings are so dangerous now and harder to cross. Cycle path is a joke.	12/15/2017 3:04 PM
38	New junction is horrible - dangerous to cross and for pedestrians and cyclists. Should've kept the subways.	12/15/2017 2:51 PM
39	New pedestrian & cycle routes are a joke. Land grab of all green sites in Stretford.	12/15/2017 2:32 PM
40	Land grab of all green spaces by council. Pedestrian & cycle routes now a joke and so dangerous.	12/15/2017 2:10 PM
41	New layout is ridiculous & dangerous for cyclists & pedestrians	12/15/2017 1:55 PM
42	Should have kept the subways. More dangerous now for pedestrians and cyclists plus takes ages to cross.	12/15/2017 1:50 PM
43	Has made it worse to cross, dangerous, for cyclists and pedestrians! Should've kept the subways.	12/15/2017 1:22 PM
44	Experience tells me that improvements to the A56 have been detrimental to Stretford. I believe that improvements are needed to but would like to be consulted on final plans.	12/15/2017 1:22 PM
45	Disasterous new junction - dangerous for pedestrians and cuclists. Takes ages to cross. Should've kept subways.	12/15/2017 1:18 PM
46	The improvements should not be at the expense of promoting sustainable forms of transport such as walking and cycling. Creating dedicated footpaths and cycle ways that are safe would help remove some of the barriers residents face with having to navigate traffic if they want to walk or cycle.	12/15/2017 9:51 AM
47	Yet again, bits of landscaping and new developments along the road will do no good at all and will just add to the problems of lack of space. Put the A56 in tunnel and then there will be more space at ground level for all the things that you propose, with only a local service road needed.	12/14/2017 10:20 PM
48	I would like to see the speed limit of 30 mph maintained and enforced at all times. The yellow box on Edge Lane / Lime Road junction needs to be realistically enforced.	12/14/2017 8:25 PM
49	I do not know enough about this to comment but roads around Stretford are increasingly congested and recent changes to lanes & subways gave not in my view made it any better. I personally would not cycle around Stretford due to concerns around safety, neither would my family.	12/14/2017 3:52 PM
50	More thought and improvement needs to be given to pedestrians and cyclists. I am a driver but the layout feels quite dangerous!	12/14/2017 7:08 AM
51	You have created an absolute mess by changing the road and getting rid of the subways, It is so difficult for pedestrians with children or buggies to cross safely. There need to be right turn filter arrows added for cars coming from Edge Lane and Kingsway for safety, and quickly. It shouldn't just be about cars leaving Stretford as quickly as possible, there should be consideration for drivers, walkers and pedestrians who live here.	12/13/2017 12:54 PM
52	Chester Road needs more working speed cameras or other speed reducing methods to slow down the many aggressive drivers who use the road. It also needs to have cameras on the traffic lights to catch all those who go through red lights. This is a very dangerous road and often people are driving at a much faster speed than they should be. The pedestrian crossings also need to be safe for the pedestrians (ie, allowing enough time to cross all the carriageways and audio sounds to help visually impaired pedestrians). The pedestrian crossings also need to be timed so that pedestrians don't have to wait too long to cross the road.	12/13/2017 12:54 PM
53	The roads are already far too busy at rush hour, and I don't think enough can be done to make a significant difference to alleviate congestion.	12/13/2017 12:52 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

54	The changes already made at the Stretford Mall/Edge Lane junction has not improved it at all in fact it has made it more dangerous for both cyclists and pedestrians. A huge waste of public money	12/13/2017 8:09 AM
55	Would like to more and be consulted	12/12/2017 10:35 PM
56	I would appreciate more specific information on improving the Traffic on A56.	12/12/2017 10:10 PM
57	There is a problem with cars continuing to turn after getting "stuck" in no mans land meaning pedestrians are crossing when green man showing but cars still turning. Yellow boxes should be considered	12/12/2017 9:38 PM
58	I completely support improved cycle connection and safe routes for more sustainable transport. However the new junction of Edge lane and Chester road is appalling. As a cyclist I now feel far less safe at this junction and pedestrians are now in danger due to the lack of foresight in the disaster of a design which only achieves more traffic turning right quickly into Edge lane towards Chorlton. This does not improve the community of Stretford and sadly a fatality is only a matter of time.	12/12/2017 8:24 PM
59	The cycle routes have not been improved. The road is now more dangerous for all road users and pedestrians than ever before. Shame on you Trafford Council!	12/12/2017 5:01 PM
60	The changes you have made so far have in no way made any positive impact on travelling in a car around these area's. I use chester road upto 4 times a day and it is hideous for traffic at peak times.	12/12/2017 3:54 PM
61	Yes the A56 does need some attention but if by development this means building new houses/flats etc, then no. It is bad enough trying to get out onto the A56 without additional accommodation.	12/12/2017 2:29 PM
62	The crossings so far are a lot less safe so I not sure about the benefits to pedestrians	12/12/2017 1:57 PM
63	I would like to see green spaces and trees protected. I do not support the development of the sites shown along the A56 corridor as detailed in the masterplan.	12/12/2017 1:08 PM
64	Most cyclists don't use the cycle lane.	12/12/2017 12:05 PM
65	The road needs speed cameras as speeding is a major problems from the m60 to torn centre and from Chorlton turn to motorway .	12/12/2017 11:41 AM
66	Cycle lane	12/12/2017 11:21 AM
67	Traffic?	12/12/2017 11:17 AM
68	This needs more filter lights for turning between chester road, edge lane and kingsway.	12/12/2017 10:21 AM
69	The cycle route planning is choking the roads and leading to pollution as traffic grinds to a stop	12/12/2017 12:57 AM
70	This question is biased to try and force a positive response. Really disappointed in your having taken such an approach. Honestly, this is a terrible survey. Really embarrassing!	12/11/2017 10:56 PM
71	The pedestrian and cycle routes on A56 and Talbot Road are appalling. As someone who walks this route daily, The road surface is shocking, poor cycle route markings, often ignored and the congestion is bad. These two reasons are enough for me not to cycle my 3 mile round trip to work each day.	12/11/2017 10:16 PM
72	Change all the road layouts and traffic signals to make accessibility to local amenities the priority not through traffic. Traffic signals could be a lot smarter to encourage use of amenities. Give priority to access and exit from amenities not straight through traffic.	12/11/2017 5:14 PM
73	Do we really need al the cycle lanes?	12/10/2017 6:32 PM
74	Development of what sites? I just think the area is very busy traffic wise and adding more cycle lanes just adds more danger onto the roads	12/10/2017 6:32 PM
75	After the recent changes to Edge Lane/A56 I have no confidence in the Councils ability to improve the layout. I've lost count of the number of elderly people I've had to help across and the number of near misses I've seen as a driver and pedestrian.	12/10/2017 6:25 PM
76	We need traffic calming measures and safe segregated cycle lanes and safe pedestrian routes. Camera's to stop speeding car drivers and reduce the speed limit to enable people to cycle / walk more .	12/10/2017 5:56 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

77	Improvements for cycling would be great. Consider Dutch style cycle lanes to separate cars and cyclists esp. along the A56 as it is so busy. Also ensure cycle routes are continuous rather than suddenly ending.	12/10/2017 5:18 PM
78	Priority needs to be given to local residents - crossings designed to benefit pedestrians with timings giving priority to us and not vehicles passing through. We need proper segregated cycleways, not insufficient painted lines. All mature trees need retaining to help combat the inevitable increase in air pollution.	12/10/2017 2:01 PM
79	I'd like to add a comment... but I died crossing the road	12/10/2017 9:59 AM
80	All these seem to be done and as far as I can make out the only ones that have benefited are car drivers passing through Stretford on their way somewhere else . Pedestrians are running a gauntlet trying to run over to pure gym every day by not using crossings .	12/10/2017 12:45 AM
81	Too late you have already messed with the road....cart and horse	12/9/2017 6:56 PM
82	What about Talbot Road - it's a constant traffic jam - how will it be improved for drivers	12/9/2017 3:15 PM
83	We need a much bolder vision for Stretford and the A56, looking forward for decades to come. Small interventions are unlikely to be worth the money, as demonstrated by the recent subway infilling scheme. I would suggest building an open roundabout at the Edge Lane/ A56 junction, with wide open pedestrian and cycle routes beneath it. Stretford also needs much better cycling provision. I would like to see a new route created, from Stretford tram stop, approximately along the side of the tram line, to Great Stone Road. It could pass under the bridge at Great Stone Road and then route pedestrians/ cyclists through the old B&Q site out to the Old Trafford area. All cycle facilities should be upgraded with a priority given to making routes safe. The tram could be leveraged to help reduce traffic on the A56, by providing more tram capacity and improving affordability. Allowing bicycles on the tram at non-peak times could help give people more options. Key pedestrian and cycling routes to transport nodes should be identified and given priority. Consideration should be to increasing the level of service offered by Trafford Park railway station, combined with an upgrade of the station itself including provision of some car parking and bicycle parking facilities, and possibly step-free access. This would involve working in a joined-up way with other parties, such as TfGM and Northern. A Stretford shuttle bus could be introduced connecting the Mall (town centre) with Trafford Park station, UA92/ leisure centre, and Stretford Metrolink stop. Proper studies should be conducted to see which targeted interventions can bring the greatest benefits.	12/9/2017 2:16 PM
84	The cycling route changes are awful, they don't seem to have been designed by cyclists or with cyclists in mind and there are several bits that are impossible - right turns at Arndale junction are pretty much impossible. There are far better approaches to this such as what is done in Berlin which would have made this much easier. Lots of areas of greenery seem to have been earmarked for conversion into 1-2 bed flats for rent - again not something that is in the benefit of local residents but rather for investors. What is needed is local affordable housing that meets the needs of local residents.	12/9/2017 11:05 AM
85	How will traffic be managed during ongoing works. It's an extremely busy route & people journeying every day will be caused extra stress by roadworks as they will cause delays & traffic build up.	12/9/2017 6:22 AM
86	The current changes have made crossing this road a nightmare. The path ways are too narrow for wheel chairs/push chairs and the lights do not stay on long enough for people to cross the road.	12/9/2017 5:50 AM
87	Given the recent so called improvements to Chester abroad, which have made this junction more dangerous to pedestrians and road users, I have no confidence in any planned changes of this nature.	12/8/2017 10:46 PM
88	AS with most of these questions in this survey the proposals are too vague. Improved cycle and pedestrian routes of course make sense, but only if they don't endanger pedestrians and cyclists like the recent changes at Chester Road, Edge Lane junction. What type of development? Does that involve chopping down trees? I can't be 'supportive' of such vagueness.	12/8/2017 10:20 PM
89	It's just had millions spent on this junction already I don't trust the people who spend millions to only destroy it all and spend more millions the next week	12/8/2017 9:05 PM
90	There's too much traffic	12/8/2017 6:23 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

91	There is already congestion around Lostock sevenways roundabout and a lack of safe crossing for our children generally. An increase in traffic generally leaves me worried for the safety of my children. This needs to be considered and changes made. We need some pedestrian lights close to that roundabout.	12/8/2017 6:00 PM
92	Any improvements to the flow of traffic along Chester Road are welcomed but consideration should also be given to surrounding areas, for example Kings Road and Renton Road, which people use to avoid Chester Road and Talbot Road traffic. Cycle lanes need to have a clear on going development plan around things as simple as re-painting, so they are visible on autumn and winter nights. I would not use the current cycle lanes because they are not clearly marked and it is dark on the way home from work, often cars are cutting through them, with little or no regard to cyclists. I would not have the confidence to use the current network around Stretford.	12/8/2017 5:13 PM
93	I feel that the improvement of the A56 has the aim of making it easier to travel by car through Stretford encouraging people to drive and therefore having a negative environmental impact.	12/8/2017 4:55 PM
94	Does it need it? It's fine	12/8/2017 4:15 PM
95	The current 'improvements' around the kingsway, edge lane chester road junction are a total hazard for cyclists.	12/8/2017 3:59 PM
96	The recent redevelopment has not addressed actual problems, for example the bus stop on the left turn on edge lane and lack of filter lights to turn right from edge lane onto Chester Road.	12/8/2017 3:55 PM
97	We need less cars. The plans give us more	12/8/2017 3:26 PM
98	You are not competent going off the other things you already did.	12/8/2017 3:07 PM
99	Road widening is not the answer. Reducing the speed limit to 30mph was a no-brainer and cost v little to achieve in terms of time or resource relatively. The lanes should now be narrowed to reflect this reduced speed, and cycle lanes should be widened and made safe. I remain to be convinced with the "improvements", and still feel that more creative solutions should have been explored by a creative and driven Council (e.g. tunnel potential and fundamental road narrowing above ground with increased development opportunities associated with it). Air quality and health will not be fundamentally improved by the proposals which will still carry the same number of cars above ground through the town centre, often stopped at lights with the engines running and still leaving the polluting particulates for Stretford residents to enjoy.	12/8/2017 12:39 PM
100	If the current "improvements" at the Edge Lane/Kingsway/Chester Road junction is anything to go by you are best to leave it alone.	12/8/2017 8:15 AM
101	It sounds good, but I am suspicious that it will be nowhere near as good as it needs to be. It needs imagination and investment.	12/7/2017 10:54 PM
102	Traffic is horrific at the best of times. The central crossing on Chester road has already had major work done to it and traffic is just as bad as it was before .	12/6/2017 10:07 AM
103	Improvements are needed but your proposals do not address the needs of stretford but the need for better commuter travel through Stretford	12/5/2017 11:32 PM
104	See previous answer. Again, you haven't provided enough information about this.	12/5/2017 8:56 PM
105	Most probably I am wasting time. You have made up your minds anyway	12/5/2017 3:56 PM
106	How has this not already been done>?	12/5/2017 3:27 PM
107	Another high rise on the strategy will be another eyesore. Leave the trees and green spaces to be.	12/5/2017 3:19 PM
108	Why block of access from Barton Rd - Chester Rd near Stretford house forcing traffic to use an already chaotic use of Kingsway.	12/5/2017 3:05 PM
109	I am concerned at the loss of mature trees	12/5/2017 3:03 PM
110	At present access from Barton Rd to Chester Rd near the tip is via a traffic light controlled slip road to the outside lane of Chester Rd. I believe this is to be blocked off, forcing traffic to use Kingsway. This is a stupid idea. Kingsway is congested already.	12/5/2017 2:56 PM
111	This has already been undertaken causing an unsafe junction on Edge Lane/Kingsway/Chester Road. The 30mph limit is a joke.	12/5/2017 2:52 PM
112	Don't remove mature trees!	12/5/2017 2:41 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

113	Cycle Routes on Talbot Road have caused more congestion at rush hour and on match days. This must be accounted for when adding more traffic.	12/5/2017 2:23 PM
114	Is Bus Route planned for Talbot Road? The junction at Greatstone Road bottleneck at Peaktimes! School, College + Uni all close to area.	12/5/2017 2:21 PM
115	Cycling requires a major improvement across these two access roads, as does improving air quality. The A56 and Talbot Road are always going to be very busy commuter routes but with good planning could provide safe spaces for cyclists segregated from the road and with better street planting could help to reduce air pollution in the area and improve the look of the area.	12/5/2017 2:09 PM
116	We need properly segregated cycle lanes	12/5/2017 12:00 PM
117	The roads have just been closed subways closed what a waste of money for this to be re done again	12/5/2017 6:33 AM
118	I believe we need a bold plan from the council to reduce capacity for motor traffic, while providing high quality, safe and convenient segregated cycling infrastructure, as well as priority for pedestrians and buses along the A56. We need the council to have a vision that looks forward for the next 20+ years, that tackles the problems of congestion and poor air quality, not continue to prioritise motor traffic above the needs of sustainable transport and the needs of local people.	12/4/2017 10:12 PM
119	I have serious concerns about this considering the poor design and execution of the latest works. these currently do not comply with the New Roads and Streetworks Act 1991	12/4/2017 10:12 AM
120	I would need more information about this.	12/3/2017 8:11 PM
121	A description of these improvements without reviewing plans is not adequate. These routes need to be upgraded to provide better infrastructure for cyclists, pedestrians and those that wish to travel by public transport. The area is overrun by commuter and match day traffic and limited works have been undertaken to encourage people to travel by sustainable means. MUFC's car parking facilities and resulting revenue does not provide an incentive for them to encourage people to travel sustainably to their site. There are no current cameras or monitoring of the signal controlled junctions within the vicinity of the site and the length of time that congestion is experienced at local junctions has increased in recent years and therefore adequate cameras should be installed to allow TfGM to monitor the congestion on the network and to allow optimisation of the signals at peak times to reduce congestion. Adequate infrastructure for travel by foot, cycle and public transport is required to comply with NPPF and those assessing the application need to be undertaking a robust unbiased assessment that isn't swayed by wealthy developers or political gains.	12/3/2017 11:24 AM
122	Concern about car parking for the Stretford Mall and the proposed new eating venues, and also concern about volume of traffic.	12/2/2017 5:24 PM
123	The improvements that have already been made are insufficient, the cycle routes are dangerous and the pedestrian crossings are dangerous. The speed limit needs to be enforced so make the area safer.	11/30/2017 5:10 PM
124	The junction 'improvements' are currently dangerous for pedestrians. They simply do not work very well and therefore the proposals for the future need to be greatly improved.	11/30/2017 11:18 AM
125	Why has the filter light for the right hand turn from the A5145 to the A56 been removed? This should be reinstated as causes issues in peak traffic times and historically there have been a number of car incidents at this junction which will increase if traffic is not able to flow through	11/29/2017 5:06 PM
126	I agree with the need to improve the a56, but there must be no loss of trees and green space.	11/29/2017 5:03 PM
127	The new layout has an awful lot of problems is dangerous for both pedestrians and drivers and not safe for the school children that use the crossings filters should be reinstated	11/28/2017 5:35 PM
128	The A56 is too busy as it is .These proposals would appear to reduce traffic flow and therefore increase congestion. Removing the present gyratory system and replacing it with a junction is particularly bad	11/26/2017 8:32 PM
129	Depends on what sorts of extra commercial or residential things are planned and how much extra traffic they will generate.	11/26/2017 8:39 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

130	This work has already completed during the last 8 months causing huge disruption, inconvenience and danger to pedestrians. The new crossings, (four sets of lights to cross... count them) across a major carriageway... a motorway... are dangerous and confusing. I met a despairing lady trying to help her blind mother across the roads explaining her mother will have to get used to crossing these roads on her own, or not go shopping any more. There are not even any audio prompts to enable visually impaired people and the configuration of the right of way for cars coming from Kingsway is confusing even to the sighted.	11/25/2017 4:26 PM
131	The road layout when entering Stretford from the south of the borough is adequate with the exception of access onto Barton Rd, which I think should be restricted using some form of barrier stopping oversized vans and HGV's from using it as a through route to Trafford Park. The grassed and Tree covered island should remain as it softens the brutal view of Stretford and its almost motorway like road system that faces people as they pass onto the A56 alongside the mall. We should be looking at deterring more traffic from using this part of the A56 not encourage more through traffic as this does not benefit the the local area in anyway. It is only of benefit to the people travelling through the area from the middle/south of the borough who don't stop and use the area and contribute to Stretfords economy.	11/24/2017 3:34 PM
132	the cycles lanes proposals are token. better commitment to alternative methods of transport/facilities need to shown	11/24/2017 9:58 AM
133	This must be useful change not confident that all traffic changes improve flow	11/23/2017 9:13 PM
134	I am supportive of this.	11/22/2017 8:44 PM
135	What about the metrolink? Current service is woeful, this will increase demand but there is no mention of it above, why?	11/21/2017 2:13 PM
136	I have mentioned in this survey about reducing the number of lanes of traffic. This for me would allow development to be much more worthwhile across the town. I think well informed development which is has seriously considered all manner of human activity is a bonus.	11/20/2017 3:53 PM
137	The proposals, while speeding the traffic through stretford, fo nothing about the dangerous crossing at the junction of kings road and edge lane and the dangerous junction of chester road and poplar road	11/20/2017 3:16 PM
138	Please do not create the mess to this main arterial route that Manchester City Council has on a number of roads. For example, cycle paths that run adjacent to pavements which are not distinguishable; ballards lining roads to separate cycle lane to car lane; multiple concrete islands in the middle of roads which prevents easy movement (blockages) of emergency service vehicles. Consider that less is more and that people can use their brains. Ultimately it should be simple, allowing the flow of traffic for example filter lanes	11/20/2017 2:26 PM
139	Need to liase properly with cycling and community groups. Facilities need to be safe and convenient for everyone - ie children can cycle safely.	11/19/2017 7:46 PM
140	Congestion, traffic and pollution/air quality	11/19/2017 7:43 PM
141	To late to ask you have already done it	11/18/2017 7:31 PM
142	Great emphasis on cycle pathways	11/18/2017 11:32 AM
143	Edge lane congestion will also need to be considered.	11/18/2017 8:31 AM
144	Cut down existing trees to build on area to then replace with new ones? Madness the area is already over polluted. Cycle Ways a joke who will take their life in their hands it's like a motorway! Recent 30 mph restrictions not being adhered to. Crossings a nightmare certainly not for the faint hearted	11/17/2017 10:38 AM
145	Again, this is already taking place so irrelevant to ask	11/17/2017 6:24 AM
146	Put the a56 underground. Drastically reduce car speeds	11/16/2017 11:19 PM
147	Stretford has been spoilt by having 6 lanes of traffic ploughing through the centre of the town. Efforts should now be made to reduce the effects of pollution around the town centre junction of Edge Lane and Chester Road. So more trees are welcome, not tower blocks at the junction.	11/16/2017 4:44 PM
148	I agree with the road and cycle improvements (but actual good ones, not the mess you made with the Chester Road junction). I also don't know what these vague developments are down the A56...if the uni halls is one, then no. The road is terribly polluting and unattractive. I'd like to see improvements but actual plans to talk about, not just guessing.	11/16/2017 4:36 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

149	The recent road improvements have missed a trick by not creating separate cycle ways, it is a key element for getting some people out of their cars that currently clog up the area.	11/16/2017 3:34 PM
150	Traffic and air pollution .....	11/16/2017 2:15 AM
151	Crossing this road is now more dangerous than before.	11/15/2017 6:17 PM
152	This does not benefit the community we already have illegal air pollution we should be addressed.	11/15/2017 5:41 PM
153	The a56 is worse than before and very dangerous.	11/15/2017 4:38 PM
154	See previous comments	11/15/2017 4:11 PM
155	There is no detail of what these changes exactly entail, so i can't say if I agree fully with them.	11/14/2017 11:18 PM
156	Central reservation on A56 is a missed opportunity to create a welcoming and attractive impression as people approach Stretford. Trees are a way of softening the otherwise hard lines of roads and buildings.	11/14/2017 8:35 PM
157	I'm unclear how cycleways are improved - if it is just painting some bikes signs and dotted lines on the road as has just been done, that is not good enough. I am in favour of pedestrian crossings rather than the subways but the timings on them must be frequent or they are hopeless for pedestrians to use.	11/14/2017 8:33 PM
158	I don't believe the impact of too high a density student accommodation has been considered	11/14/2017 8:17 PM
159	This bit sounds OK.	11/14/2017 7:59 PM
160	The proposals to redevelop the gyratory system on A56 are not fully explained and I believe will make congestion worse and reduce access to residents/business's in this area	11/14/2017 5:41 PM
161	Give pedestrians priority at every junction. Be brave make driving a PITA. Everywhere is Stetford traffic is given priority over everyone else, except for the Subways but you filled them in.	11/14/2017 4:09 PM
162	- Traffic in the surrounding areas is horrendous as is the speeding - As previously suggested, Barton Rd, Urmston lane, Sandy lane the speeding down these roads is awful. Speed cameras / speed bumps should be considered.	11/14/2017 10:56 AM
163	it's far too vague, i can't tell what is being proposed	11/13/2017 11:54 PM
164	Chaos now .	11/13/2017 10:44 PM
165	There has been no improvement for cyclists and pedestrians with the recent road works on Chester Road and Edge Lane. Taking out the subways was a mistake. I don't expect that the proposals will improve safety.	11/13/2017 9:00 PM
166	Public transport is already an issue, shockingly overcrowded metrolink service. Yes, it runs regularly however it often takes the best part of 45 minutes to get a tram that has space for people to get on at Stretford. The bus links to media city are terrible, especially seeing as how the closeness to media city is often promoted as one of the benefits to Stretford. The only bus that goes there runs every 45 minutes peak time so doesn't get you to the area in time for core shift working. Transfer port infrastructure needs to be improved with a specific commitment from tgm to increase provision. You should also look to the activities MCC have undertaken on the oxford road corridor. There use of greenery and planting has really softened the look of a very busy road. You have already missed a trick with the road regeneration as it is, just tarmac everywhere instead of trying to harmonise the route. It's feels like a motorway goes straight through the centre of the town. Dangerous cycle lanes, dangerous pedestrian crossings due to the speed of vehicles and phasing of the lights, that needs to be addressed	11/13/2017 8:15 PM
167	already shared my concerns. Barton Road an important road in the heart of Stretford needs improvement - single lane, beautification give everybody something interesting to care about.	11/13/2017 6:41 PM
168	Provided that improvements are made on match days, and general improvements are made to improve the flow of traffic at all other times.	11/13/2017 11:34 AM
169	Any redevelopment needs to include safer spaces and walkways for pedestrians and cyclists. The closure of the subway seems ridiculous. The crossing is very dangerous.	11/13/2017 10:48 AM
170	Have the planners tried crossing the main roads at the edge lane junction? Closing the subways is a mistake	11/13/2017 10:21 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

171	I think the public transport which is not a local issue, I know, has to be amended, too. The network is more or less OK but the buses are often late or don't come at all, and crowded while the trams are so crowded that multiple times we simply couldn't get on. We have used buses 256, 255, 263 and tram from Stretford to the city centre or Sale, in the mornings and the evenings. This is annoying and causes greater traffic on the roads.	11/13/2017 6:58 AM
172	The proposals aren't detailed enough for comment. The A56 is a major division for Stretford, and solving the problems it causes should be the first priority	11/12/2017 11:28 PM
173	Concerned about increased volume of traffic and congestion, loss of mature trees on gyratory. Also concerns about impact on small businesses and their customers if Manor Farm industrial area is redeveloped	11/12/2017 4:50 PM
174	Segregation of cycle routes a must	11/12/2017 12:06 PM
175	There will be a massive increase in traffic with the addition of thousands of students. Where will they park? How will they access Edge Land and Chester Road, given there is very limited access from Lacey Street now? Will the cycle network improvements be properly thought out, unlike the current new cycle lanes which are a disaster and an accident waiting to happen? Will the plans actually benefit residents rather than students?	11/12/2017 10:43 AM
176	This proposal removes too much green space and trees from the area. It is not good enough for pedestrians and cyclists.	11/12/2017 9:26 AM
177	It's dangerous.	11/11/2017 5:11 PM
178	Cycle lanes need further improvement, current redeveloped lanes are still insufficient and in places very very dangerous.	11/11/2017 9:29 AM
179	Do the mature trees need to be removed?	11/11/2017 8:13 AM
180	They are not real improvements, in fact they have made the traffic flow and pedestrian safety worse than before.	11/11/2017 1:14 AM
181	I have serious concerns about the proposals to change the junction around the gyratory to the south of Stretford. I also have major concerns about some of the other developments along the A56 route. I am in favour of improvements to pedestrian and cycle facilities along the A56 however recent changes have been very poor and some would argue detrimental!	11/10/2017 8:05 PM
182	Once again lack of clarity and based on what we have seen so far I would guess a lack of quality.	11/10/2017 7:18 PM
183	As already said I am concerned with the removal of trees and building on areas impacting upon raliegh street and Trafford grove	11/10/2017 5:18 PM
184	It's OK in general but hasn't a lot of this already been done, traffic is growing and Talbot Road has been narrowed to accommodate cycle paths causing major delays, if the same is done on Chester Road there will be bigger traffic jams with associated pollution of idling vehicles which will not be good for residents living close to the road	11/10/2017 4:36 PM
185	Blocking up the pedestrian tunnels = no improvement	11/10/2017 2:54 PM
186	We should not be looking to increase traffic on the A56 - it has too much as it is and having a dual carriageway carving through the centre of Stretford is a large part of its problems. How about another metrolink stop near the M60 and some sort of park and ride down there? There needs to be large provision of proper, covered, secure cycle parking and wide segregated cycle lanes. this is not pandering to some small part of the population - its providing the right conditions for the development of a culture that will save peoples lives. We have Chris Boardman on hand in Manchester - get him to come and look at it with you, please!!!	11/10/2017 11:32 AM
187	This isn't really a set of proposals, is it? Without stating what "improvement" and "development" mean, asking for opinion isn't really that relevant. So, in the interests of being specific: - Open the road by getting rid of the barriers and widening pavements - Drop the speed limit to 20mph - Raise crossings to act as speed bumps - Get rid of the planters and put flat surfaces in to make the central reservations pedestrian-friendly. Also bus lanes and a proper bus station for the arndale would be good.	11/10/2017 11:20 AM
188	Chester Road has been vastly expanded into a superhighway through road. There is no increased provision for visitors to stop in Stretford. The eradication of parking spaces and reduction in underpasses now makes Chester Road a dangerous barrier to pedestrians and cyclists from crossing it. Edge Lane is heavily congested and the air quality at the crossroads is appalling. The extra buildings proposed will increase, not decrease this problem.	11/10/2017 10:07 AM



## YOUR SAY – on the Stretford Refreshed Masterplan

189	The improvements that have already been carried out are already causing concern as they are increasing congestion and causing danger to pedestrians. The lack of right turn filters for traffic turning into Chester Road from both directions is shortsighted and dangerous.	11/10/2017 9:35 AM
190	Narrow A56. I don't much care about the approach to Stretford from the south for cars, and if what is really being proposed is to widen the A56 further south then I certainly disagree. I do support improvement of pedestrian and cycle routes.	11/10/2017 9:27 AM
191	Another impossible-to-answer question. Shut off at least one lane from the A56. Build Dutch-style, Dutch-quality cycle tracks. Then we'll talk.	11/9/2017 11:33 PM
192	Significant traffic calming measures need to be put in place so that it is enforced as a 30mph road. I actually like the gyratory and the trees and mushrooms that grow on there. Yet I appreciate that there could be improvements to the road, especially for pedestrians to cross. It's horrible to cross every morning with my children - 7 lanes of traffic, 3 sets of traffic lights. I've seen three cyclists being hit by cars at the junction of Poplar Rd - by cars turning into Poplar Rd from southbound direction of a56. So, yes, major improvements are required. I am concerned about the development of substandard housing along the A56 though, filling in the gaps around the garage, McDonalds and car wash. I think business / retail development would be more appropriate.	11/9/2017 11:14 PM
193	You continue making things worse every time you touch things in Stretford. Leave our tress alone	11/8/2017 10:39 PM
194	I do not believe the area behind Trafford Grove should be developed. Trees need to remain on Chester Road . Barriers need to be removed/ changed. Speed limits enforced/ reduced. Crossings re assessed . Bicycles separated from traffic- properly. Remaining subway needs urgent attention- slapping on white paint is not enough.	11/8/2017 10:27 PM
195	Return the filter for the right turn heading to sale. All exits/entrance to the junction should have a right turn filter	11/8/2017 9:08 PM
196	The traffic crossing is now extremely dangerous and only a matter of time before someone is hit by a car crossing on top of the road. There was no danger in using the subway but by selling it off you gained a large section of retail area across the road didn't you. All money making schemes for the benefit of investors not for locals. We are now in danger. Horrendous traffic all ways.	11/8/2017 6:14 PM
197	I can't say if I disagree or agree to those proposals as there are no specifics. Council needs to be more open about the specific detail. The new junction Edge Lane/Chester road is horrendous - dangerous to pedestrians on the surface crossings, with many near misses already and cars/buses blocking the pedestrian crossings (happened to me and my son and were unable to cross safely). Furthermore, the filter lanes are all wrong - a right filter was urgently needed from Edge Lane onto Chester road to reduce the tailbacks from Chorlton. It seems no one reviewed the traffic in order to make decisions on how the junction should be structured.	11/8/2017 3:29 PM
198	Please fix the wall that has been part knocked down or flatten it it makes streford look a state	11/8/2017 3:15 PM
199	I agree with these plans as long as mature trees already in place as preserved.	11/8/2017 1:23 PM
200	These questions are very much loaded towards answering the positive for the proposal. I feel changes so far have had a negative impact on the area. No improvement to traffic flow. Pedestrian safety or the look of the area. So no. I do not trust further changes.	11/8/2017 10:32 AM
201	with all the pedestrian lights , and crossings and the way the traffic lanes are not straight , its an accident waiting to happen, this is one of the busiest roads in the north west leading to the motorway and many other venues, and you want to put more vehicles on the road,	11/8/2017 9:29 AM
202	We need to protect public transport and cycle lanes and bus lanes shpuld be introduced on chester road for the mornings. In addition more needs to be done to protect cycle ways and encourage people to get on their bikes	11/8/2017 9:23 AM
203	The new road lay out had made little difference to the area. The cycle lane is very short. The lightning system is dangerous for pedestrians. The Chester Road / Talbot road is far to conjested	11/8/2017 8:27 AM
204	Pedestrian crossing st the junction of King's/Lime/EdgeLane as this is s bottle neck from the newly created 2 lanes off Chester Road and as cars fight to reduce to one lane as they cross this junction they are going through red lights in huge numbers.	11/8/2017 7:25 AM
205	I think that the 30mph speed limit on A56 should be maintained. The Gyratory system on the south side should be completely reconfigured to make it safer and less confusing. The introduction of well thought out traffic lights there could prevent the many accidents that seem to happen. There should be better, wider cycle lanes (like on Talbot Road) all along A56 through Stretford.	11/8/2017 7:24 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

206	I ride a bike and am concerned the road widened will make me vulnerable. I would hope cyclists are consulted and included in the consultation.	11/8/2017 12:28 AM
207	The cycling provision appears to be wholly inadequate. The A56 development is unsafe for pedestrians crossing and will bring no benefit to Stretford, actually further separating the two sides of Stretford on either side.	11/7/2017 9:20 PM
208	See earlier comments regarding trees	11/7/2017 8:59 PM
209	Not much has really changed. I like aspects of the development of the crossing but it feels unfinished and dangerous.	11/7/2017 8:38 PM
210	Improving the landscaping does not mean cutting down trees.	11/7/2017 8:32 PM
211	Loss of mature trees	11/7/2017 6:20 PM
212	My concerns are the trees along the A56 either side of St Ann's church and also the corner of Derbyshire Lane these spaces/trees should be kept as they are, they help the air quality being alongside the very busy road. They also help to brighten up the area.	11/7/2017 2:50 PM
213	The new road layout at the junction of Edge Lane and Cheater Road is worse than it was before work began. A filter needs to be put back for traffic turning right from Kingsway and also a filter lane for traffic turning into Cheater Road from Edge Lane. Many near misses daily and local residents are fearful when using new crossings. Are there plans to improve the existing subway as at present it's a disgrace! Dirty, smelly and badly lit.	11/7/2017 2:35 PM
214	Adding another 6000 people to this route will cause more congestion or the trams will be in a worse state.	11/7/2017 1:20 PM
215	Far too little has been said about the impact of 6000 students on congestion.	11/6/2017 11:09 PM
216	I don't know enough about this - would need to see more detail before being able to comment.	11/6/2017 10:23 PM
217	See previous answers; the recent improvements do not seem to address actual issues so I have no faith that these next improvements would either.	11/6/2017 9:08 PM
218	Current changes to the Kingsway/Edge Lane/A56 have only enabled traffic along the A56 to speed even faster through Stretford. The 30mph is rarely being observed. They have done nothing to improve the flow of traffic across the A56 to and from Edge Lane/Kingsway. Cycle lanes along Edge Lane are not being used and cyclists are still using the pavement. Adding landscaping is only good if it is properly maintained and not left to turn into unsightly weed beds and previously.	11/6/2017 7:06 PM
219	Segregated cycle lanes and improved public transport to limit vehicles along that corridor	11/6/2017 2:11 PM
220	Will this stop cyclists from riding on the pavement?? I nearly get injured everyday by cyclists riding illegally on the path and they do hurl abuse at me if I say anything!	11/5/2017 7:23 PM
221	The area is busy and heaving with traffic, more disruption, while leading to a positive outcome is frustrating and must be kept to a minimum. It has a great impact on people's daily lives.	11/5/2017 12:34 AM
222	Access to White City should be kept free	11/3/2017 11:43 AM
223	Please previous comments about the misjudged changes to Edge Lane/Chester Road junction that have made crossing the road more dangerous.	11/3/2017 11:03 AM
224	I understand that you value cyclists above car drivers, but please consider safety concerns for drivers. Cyclists bomb along on the inside and it is very dangerous if you are turning left. Also cyclists riding without lights or high vis clothing. This is becoming a bit of an issue for me, as I spend more time worrying about what might be happening on my left than other things going on around me. That is a MAJOR safety concern for me!	11/3/2017 10:56 AM
225	traffic is already horrendous	11/3/2017 10:02 AM
226	The lack of a filter light at the junction of Kingsway and Chester Road is absolute madness and needs revisiting.	11/3/2017 5:58 AM
227	What are the suggested cycle path improvements as the path is pretty non-existent in parts so not sure what can be improved	11/2/2017 10:25 PM
228	The traffic issues really need to be addressed in the past 5 years my journey home from work is ever growing due to traffic. I think all the proposals are fantastic for the area but don't leave the traffic as an over sight	11/2/2017 10:04 PM
229	I'm only in support of this if it's not at the cost of helping the poor and the needy	11/2/2017 9:16 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

230	I worry about the safety of the cycle lanes in the area with so much fast and busy traffic around rush hour. I feel the cycle lanes should have been placed separate from the road. I would like to see the duel carriage way remain on kings road to avoid grid locking the area.	11/2/2017 7:59 PM
231	I do not want to see trees cut down. The a56 already creates illegal levels of pollution, and the trees provide a small compensation (but not enough). We cannot afford to have air quality any worse than it is. My child has asthma and this will damage his health further.	11/2/2017 7:46 PM
232	A filter is needed for traffic turning right from edge lane onto Chester road north bound	11/2/2017 6:35 PM
233	There are broader issues to address - the whole trafford bar to quays - talbot rd and stretford rd area needs thinking about as a whole not in isolation. It's like when the council decide they wanted Tescos and are now trying to deal with an issue which may well in part be as a result of that decision. Please involve and listen to more people, my overwhelming sense is of a council who decide amongst themselves andgo through the motions of involving others and really thinking about what the best solution may be.	11/2/2017 6:34 PM
234	Not to cause any disruption to pedestrians and drivers to the area.	11/2/2017 6:22 PM
235	Requires a re-think will not help everyone.	11/2/2017 6:19 PM
236	Not enough detail to make a decision	11/2/2017 5:09 PM
237	Concerns regarding traffic congestion. This is main route into Manchester for many Stretford residents that work in the town centre. If road work can be contained to outside run hour this will reduce disruption.	11/2/2017 9:29 AM
238	Cars come first all the way through Stretford. Pedestrians and cyclists are secondary. I have not seen anyone enforce the new speed limit on the A56 despite speeding. Any queries about safety are met with the same two answers. Either it's not our responsibility or we acknowledge a problem but have no money.	11/1/2017 4:17 PM
239	We desperately need better cycle routes and safer pedestrian crossings. Please don't prioritise motorists - think of the local community.	11/1/2017 12:27 PM
240	Make residents the priority, keep them safe with reduced speed limits	11/1/2017 10:57 AM
241	These proposals are nothing more than a land grabbing exercise and will not improve the approach to Stretford. If anything, the removal of mature trees and the widening of roads will have a negative impact on the appearance of the area and increase the pollution. Improving traffic flow will encourage more road users to the area. Other parts of Manchester have successfully developed road schemes that have reduced vehicle impact, such as the A6 in Salford and Prestwich high street, which were narrowed, benefiting residents, pedestrians and public transport users.	11/1/2017 8:53 AM
242	The new layout with regards to removing filters is potentially dangerous. The new pedestrian lights turn green as traffic from Chester Road is filtered right- directly into the pedestrians. Concerns re green space being built upon. Arndale house is empty, this is not included in the plans?	10/31/2017 10:14 PM
243	No improvements or works seem to be included along Edge Lane. This is currently the most congested road leading onto the A56. Additional people, students and the like will make this works and this area requires improvement.	10/30/2017 8:13 PM
244	Perhaps redirect some of that funding towards remedying the horrific potholes that currently blight that stretch of road.	10/30/2017 4:48 PM
245	The most recently developed Chester Rd /Edge Lane does not provide a proper cycle lane, which is very concerning as it seems to be too far down the list. Need to have assurances re cycle lanes, congestion and public transport... what are the agreements in these areas?	10/29/2017 9:18 PM
246	I am supportive of the majority of the proposals forwarded by the 'master plan' other than the proposal for residential development on Cross Street. As a resident of the street I am against this proposal because I feel that our green spaces need to be protected-the age and size of the trees act as a natural barrier/filter to the CO2 emissions from Chester road, act as a natural sound barrier and add to the picturesqueness of what is a heritage sight. Furthermore, I would be very worried about parking as it is already very busy- particularly on match days.	10/29/2017 6:53 PM
247	As per previous answer - crossing the A56 is still dangerous despite recent 'improvements'. Cycle routes need investment.	10/29/2017 4:29 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

248	The work in progress has not improved pedestrian and cycle routes at all. In fact, it has made pedestrians and cyclists less safe. The only way to really improve this area for all is to put the major vehicular transport arteries into subterranean tunnels—as one of the council's own reports some years back noted—not to force pedestrians and cyclists to compete for space with impatient drivers who ignore the road marking and new speed limit.	10/29/2017 11:40 AM
249	The cycle path along Talbot Road should be wide enough for cyclists to overtake each other without obstructing motorists. It is a long stretch of straight road into town and in rush hour many cyclists of different speeds use the route. The cycle path should be smooth tarmac and flat with no dips down to drains or into the curb.	10/28/2017 3:21 PM
250	Cycle routes to be key - safety is vital	10/28/2017 3:17 PM
251	If there is room there should be a pedestrian/cycle path totally separate from Chester Rd traffic. They have these in Valencia Spain. I live on Taylor's Rd. I am a woman and will not even go down the path that apparently leads to a train, not even during the day. It is not feasible that people will walk down there on their own. I can see where the train goes past. I can see that the end of the road is a dead end. I think this dead end should be opened up and paved over, this should become the new stop for the train. People could just walk down Taylor's Rd, it would be open and well lit and therefore safe. This would make a huge difference to travel for many people. I would certainly start to use the train and give Uber a rest.	10/27/2017 4:41 PM
252	The A56 is essentially a 3 lane motorway and carries a huge volume of traffic in and out of Manchester. It need slowing down to 30mph and this enforced! Not as it is now with most traffic speeding through. Big wide cycle lanes like on Oxford Road. More trees. Stream lining the routes down near Poplar road and the tip so routing some traffic away from hopefully the new town centre area	10/26/2017 3:50 PM
253	What are the sites to be developed along the A56?	10/26/2017 1:39 PM
254	Please see comments on previous section regarding traffic and pedestrian crossings. Speed cameras at each set of lights along Chester Road really are necessary as drivers do not adhere to the new 30mph speed limit. The majority didn't even adhere to the 40mph speed limit! In regards to cycle paths... if there was a constant cycle route, not on the road at all, from Stretford to Manchester, I would most definitely use a bike. There are a large number of cyclist in Stretford so any improvement to the cycle paths would be welcome.	10/26/2017 1:10 PM
255	I will fight cutting down any trees on the A56 gyratory until my last breath.	10/26/2017 12:37 PM
256	Safe crossing areas need cameras please which work	10/26/2017 11:19 AM
257	You've already made a mess of it don't throw any more money at it. There is going to be a huge influx of pedestrians in two years and there is going to be chaos as they try to get across the road to buy their pizzas.	10/25/2017 9:43 PM
258	As a Stretford resident I access the town from both sides: working in Salford, I drive through White City and Talbot Road which has huge congestion at rush hour. *that* surely needs addressing, before a big build at Kellogs?	10/25/2017 6:33 PM
259	I agree to all the above except development of sites along the A56. What exactly does that mean?	10/25/2017 3:48 PM
260	I would like the council to be bold and segregate traffic so that cyclists are safe away from cars. This would entice more people to cycle and thus less cars and more clean air	10/25/2017 11:04 AM
261	Improving the safety of pedestrians/cyclists is an absolute priority for me. What is the point of a cycle lane if vehicles park/drive in it routinely and force cyclists into the main flow of traffic. We need more 'Dutch' style segregated cycle lanes and cameras to enforce traffic laws. Could we have affordable houses for the local community on the proposed development sites on the A56 with an emphasis on walking/cycling and using public transport.	10/24/2017 6:54 PM
262	Will the cycle lanes be separated from cars and pedestrians? Will bus companies be providing cleaner buses?	10/24/2017 6:30 PM
263	The work needs to be very carefully planned and carried out quickly to avoid major disruption in peak times	10/24/2017 11:56 AM
264	Should not be encouraging car use! What parking will be available?	10/24/2017 10:44 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

265	I do not see adequate improvements for safe cycling through and to the town centre, nor attractive safe pedestrian routes. A lot of students across the main road from the shops suggests the need to re-open the subways.	10/22/2017 7:56 PM
266	I like the gyratory, so wouldn't want to lose it completely, its unique to Stretford, Trafford. Access to the Lacy Street Estate must be addressed to improve congestion and clear crossing covered with Yellow boxes	10/22/2017 12:22 PM
267	I think it would be more prudent to improve public transport links than encourage increased private transport.	10/21/2017 4:14 PM
268	Better cycle lanes which don't just end in the middle of a road would be good!	10/20/2017 1:26 PM
269	The improvements don't help local residents only those passing through, the new crossings are not satisfactory as you have to watch the button to see if it's safe to cross, also going from the mall at the central reservation the green man from the slip road is visible and gives you a wrong message.	10/20/2017 10:01 AM
270	A provision of a safe segregated cycle route to promote use of bicycles in a safe manner to lessen road traffic and improve air quality along the A56 corridor	10/20/2017 9:15 AM
271	This is a busy arterial route into the city centre. Its all going to get even busier if you turn our town into studentsville. Busier roads, more accidents, more traffic. More constant road works.	10/19/2017 7:53 PM
272	Depends what development of sites along Chester Rd is! Do not build flats or accommodation along the green areas of the main Rd.	10/18/2017 8:50 PM
273	Not enough clarity on what I'm voting on. If this is removing trees and building on every bit of green then no. Again the consultation is too wide	10/18/2017 8:37 PM
274	The A56 requires better signage of the speed limits, especially around pedestrian crossings and speed cameras are needed on the stretch of road between Edge Lane and the M60. Many children use the crossings to get to school everyday and I feel this stretch of road is extremely dangerous.	10/18/2017 10:13 AM
275	I have concerns about pedestrian crossings on such a busy road.	10/18/2017 8:19 AM
276	Paint a few white lines on the A56 - that is not a cycle route, it's an accident waiting to happen. We have landscaping along the A56, it might even look nice if Amey and TMBC ever bothered to look after it properly - planting it up properly, weeding etc.	10/17/2017 11:14 PM
277	The A56 is far too busy, and dangerous, dividing the communities of Stretford and preventing the establishment of a true centre. Something should be done to remedy the situation and make it a more pedestrian friendly environment	10/17/2017 9:04 PM
278	This will all add to the appearance and welcome for the area	10/17/2017 1:26 PM
279	Potential traffic knock on into Urmston	10/17/2017 7:34 AM
280	I have not seen any further proposals beyond the existing A56/Edge Lane works and would like to see further detail of any other works planned. Regarding the existing works, the cycle way to the south of the junction, southbound, is dangerous, routing cyclist over the junction and off the carriageway to a share use pavement, and then immediately back onto the carriageway at a narrow point, immediately before a junction and bus stop. This seems to be an accident waiting to happen. The pavement should be narrower allowing a dedicated cycle lane to continue in the carriageway.	10/16/2017 11:19 PM
281	Cycle infrastructure is required as a matter of urgency. The area from the M60 through to Old Trafford is poorly maintained and provides little or no protection to cyclists making it extremely unattractive as a mode of transport. The slowing of traffic with prioritisation for bus / bike should be considered paramount to success. Enclosing the A56 with a "green buffer" can start to mitigate its health impacts.	10/16/2017 7:35 PM
282	good to see improvements for cyclists and walkers	10/16/2017 1:13 PM
283	Fully support but stress the importance of addressing / improving the entire road into Manchester City Centre which is currently very poor for pedestrians and cyclists.	10/16/2017 12:15 PM
284	Stretford Road, Talbot Road and Chester Road is very congested now how do you think you will/can improve the traffic flow	10/16/2017 11:19 AM
285	Concerns for the safety of cyclists and pedestrians on this very busy road	10/16/2017 9:53 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

286	Chester Road / A56 should be made 2 LANES ONLY in each direction. This will not only help the air quality but also encourage people to use public transport.	10/16/2017 9:50 AM
287	1. Please do not give more road space over to the cyclists! They pay no road tax, cycle dangerously and are a hazard to pedestrians. Taking roads away from vehicles will simply cause more hold-ups as witnessed along Talbot Road and Chester Road.	10/15/2017 4:24 PM
288	nothing changed - waste of money. long delays.	10/15/2017 12:59 PM
289	the improvements so far are no improvements but a waste of money: - 40 to 30 slows everyone going into town down but during congestion people stands still anyway - level crossing lights are on red when no traffic crosses that lane and the journey across the A56 needs two phases to cross if you obey the lights. The amount of people from the gym just running across shows it's not working	10/15/2017 9:14 AM
290	It took me an hour and a half to drive from the end of Davyhulme Road East down Talbot Road to the LCCC one day last week because LCCC had an event on and their traffic entry system at the car park is useless. It allows 1 car in off Talbot Road at a time and during rush hour, traffic is backed up down Chester Road into Sale. This has been a problem ever since talbot Road became one lane due to the introduction of the cycle lane. So this definitely needs to be considered, particularly if the university is going to be almost next door!!	10/14/2017 10:44 PM
291	All to benefit wealthy drivers coming through from leafy Cheshire! Have you seen the mess you've made of the road layout, cycle way and pedestrian crossings outside the public hall. So do not trust you to improve this. The barriers aren't even secured properly for christ's sake!	10/14/2017 9:53 PM
292	I am concerned that the group of trees on the island South of the tower will be felled. They at least mask some of the horrible view of the tower block.	10/14/2017 7:37 PM
293	very dangerous at present - new crossing are not linked to lights and road lines are in wrong place -if this is done wrong already what else is going to be	10/14/2017 7:25 PM
294	Again, the much-needed improvements to the Sevenways area is necessary, but missing from the Masterplan.	10/14/2017 7:04 PM
295	How disruptive will the work be in the meantime	10/14/2017 6:16 PM
296	I have concerns about the crossing of Chester Road. No subway and no bridge.	10/14/2017 6:13 PM
297	The road is too congested to make it safe for pedestrians and cyclists and no thought or consideration has been thought of only for cars	10/14/2017 6:10 PM
298	How many students will have cars and where will they be parked?	10/14/2017 5:10 PM
299	How will the current road, tram and. Us system cope with the numbers involved	10/14/2017 4:25 PM
300	Dont remove the trees around the Cross Street area. It would remove one of the few nice bits of Stretford and Chester Road. Chester Road is a problem. It is unarguably negative to have a 3-lane dual carriageway right through the heart of it all. Congestion and traffic needs to be reduced and calmed. Air quality requires this as well. Get TfGM to institute a congestion charge and get bus services sorted, and improve public transport generally. Put cycling on the pavement up Chester Road. Sort out the right turn from Chester Road to Talbot Road for cycling, currently a nightmare.	10/14/2017 3:58 PM
301	please ensure safe cycle lanes	10/14/2017 3:38 PM
302	The changes don't seem to have made any difference. Traffic will just be more congested due to the crossings. Further investment should have been made available for some sort of bridge instead of tunnel for cars. Seems like a waste of money so far	10/14/2017 1:56 PM
303	It is vital that something is done to improve cycling safety along this busy A road, along with improvements to the flow of public transport, to encourage more people to cycle or use public transport to travel into the city centre and other locations within Trafford. This would ease traffic congestion and lower emissions. Dedicated cycle lanes and bus lanes are necessary for the entire length of the A56.	10/14/2017 1:04 PM
304	I would like to see further details about how the roads are going to be changed, and what impact this might have on the flow of vehicular traffic. Trafford must be seen as a whole. People need to travel from the south to the north of the borough (and visa versa) and the A56 is the only way of doing that. The flow of traffic must not be negatively affected.	10/14/2017 12:51 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

305	The junction at edge lane coming from chorton is still a concern as the old problem was caused by traffic turning right and I was surprised to see that there was a cycle lane going across Chester road and not a lane for turning right, as a lot of cyclists use the pavement.	10/14/2017 10:43 AM
306	Traffic is now backed up down kingsway/Barton rd /urmston lane in the morning rush hour worse than it's been blocked before taking up to 15 minutes to travel the length of Kingsway from it's turning at the llauandtette on Barton rd. It's hopeless! The filter light at the bottom of Kingsway at the junction with the a56 to turn on to the a56 to sale has been taken away making it even more difficult. The crossing for people with prams doesn't leave enough space for them to wait. Very dangerous.	10/14/2017 10:42 AM
307	You've already made a mess of the edge lane junction and failed to listen to residents suggestions, this will be another waste of money and not solve the issues.	10/14/2017 8:28 AM
308	Too much traffic can mean long queues. Difficulty in getting to work/schools	10/13/2017 10:57 PM
309	What I have seen so far is certainly not an improvement. Landscaping is superficial. These changes it seem to me have been focused on motorists and making life easier for them.	10/13/2017 9:15 PM
310	I am extremely concerned at the proposals for Chester Road A56. Firstly we have the amount of extra traffic, at the moment it is busy enough here and long Edge Lane, but then we have the huge increase in population resulting in extra traffic from private cars and lots more buses. How is this going to impact on us? It's hard enough to get around now. This increase in traffic will increase pollution along here too. Stretford already has a higher than average rate of asthma, a major cause of which is pollution. Which brings me on to the development of sites along the A56. There are many beautiful, mature trees along the A56 which absorb pollution and improve air quality. Planting immature trees in their place just won't have the same effect. We do have some beautiful, listed buildings in Stretford that shouldn't be dwarfed by the new development. This is still a residential area and a lovely, vibrant community, not a city centre.	10/13/2017 7:26 PM
311	More planters, nicer paving (like outside the public hall) places for people to sit and enjoy the greenery.slowing down of the traffic, speed cameras and cameras at the lights	10/13/2017 6:30 PM
312	Have recently used the new crossings on Chester Road - absolute nightmare - there will be so many pedestrian involved accidents due to the sheer volume of traffic from so many different directions.	10/13/2017 6:24 PM
313	There should be traffic calming measures introduced and a bridge for pedestrians. Crossing the new A56 will be an accident waiting to happen.This road is going to be 9 lanes wide at one point-this cuts right through the community of Stretford a better plan would be to have put it underground	10/13/2017 5:45 PM
314	Its about time we got rid of the roundabout junction near Stretford House	10/13/2017 5:21 PM
315	I understand that we need cycle lanes and upgrades of the lights but again I'm not convinced that we are improving the environment - think green and not more concrete - please!	10/13/2017 4:31 PM
316	What does th development of sites really mean - what are they going to become!	10/13/2017 3:42 PM
317	The underpass presumably will be replaced by a crossing which introduces traffic signal no 345,678 to the A56 between Manchester & Altrincham and will add to the congestion by stopping the traffic more often with engines running and more polution	10/13/2017 3:10 PM
318	Given the recent chaos and travel delays caused by this summer's Chester Road/Edge Lane/Kingsway junction road works, will have to experience end result before able to comment.	10/13/2017 2:43 PM
319	It's a triple lane access road each way. Why keep making changes. You can't reinvent the wheel. Leave it be.	10/13/2017 2:34 PM
320	I like the proposals but am always worried about encouraging more cycling on this very busy road. Prefer focus on improving paths for pedestrians rather than cyclists.	10/13/2017 2:15 PM
321	All good excluding the new Cross Road crossing at Stretford mall in replacement for the old subways this is going to be a big problem causing many rtc and rta this will become a big problem over the coming years	10/13/2017 1:45 PM
322	I am in support with the overall proposals but need more details. I think there needs to be better road crossing (bridge?) near St Matthew's School, much better cycle routes along the whole of the A56 (the canal is not a viable year round option) that are well thought out - not like the new cycle route at the junction of the A56/Edge Lane.	10/13/2017 12:45 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

323	Move away from using high maintenance, short term planting. Provide funds for the long term maintenance of all these (very good) proposals! Nature has a way of 'taking over' very quickly. MOVE the refuse tip from the front of the A56! It is extremely difficult to access from the North of the town,(need to 'u' turn off A56,)is right on the junction of a major motorway, causes huge back ups of traffic and is an absolute eye sore!	10/13/2017 12:29 PM
324	Cycle lane improvements create serious safety concerns for cyclists. Still the changes to roads focus on through traffic and offer little to residents.	10/13/2017 12:20 PM
325	Sorry, but this is an absolute joke. The work undertaken thus far has had no positive impact at all. Traffic is still building on edge lane, someone was run over only two days ago there. Outcome for this person is still unclear. Then to remove safe passing i.e. the subways at a junction with a high footfall, and proposed higher footfall is a fatality waiting to happen. I live in the area and the congestion is outrageous, even with the alleged 'improvements'. The improvements have done nothing to improve the area, they have however, supported the foundation for a tower block.	10/13/2017 12:11 PM
326	cycle route provision has been poor to date and the community feel that their voice has been ignored	10/13/2017 12:09 PM
327	A corridor suggest something you pass through to get from point a to point b, i dont want stretford to be viewed as corridor. Very unhappy with what has been done to the A56 so far, the so called improvements for pedestrians and cyclists are a farce. The pedestrian area in the central reservation is not wide enough. Having cyclists come up on to the pavement that is for pedestrians has lead to a fair few accidents at gorse hill, cyclists ignore dismount signs - i dont think it will work near the mall either/ Also wasn't it made illegal for bikes to ride on the pavement last year? The drop curbs are at angles that are frankly dangerous for cyclists anyway and are not much more use even for those with wheelchairs, mobility scooters or who walk with aids. The road layout doesn't allow for easing cyclists off the pavement back onto the road and motorists are not accommodating - what friends who cycle have told me.	10/13/2017 12:09 PM
328	Bike lanes are a NIGHTMARE!	10/13/2017 11:34 AM
329	The road network is too busy already without more people using it.	10/13/2017 10:56 AM
330	The 'development of sites along the A56' described in the detailed plan is the loss of a huge amount of green space and mature trees which will impact on public health in Stretford for decades to come. The improvement of pedestrian and cycle routes needs to be massive. There is absolutely no mention of improved public transport here. How can we increase our population to this extent in an area with huge congestion and air pollution with no increase in the lamentable public transport infrastructure?	10/13/2017 10:28 AM
331	Reducing the number of lanes on the main roads through Stretford will only add to the holdups at major traffic points, especially at rush hours. This has been very evident while the construction work has been done for 6 months. Traffic has been increased down Davyhulme Rd and Derbyshire Lane as an alternative route to access Chester Rd to get into Town.	10/13/2017 9:54 AM
332	The improvements are only there to improve travel through to other destinations not benigicual to Stretford residents.	10/13/2017 8:17 AM
333	Please make sure that pedestrians are able to walk to and around Stretford town centre. This doesn't seem to have been high on Trafford Council's priority list.	10/12/2017 11:41 PM
334	What will happen to the trees on the gyratory, further green space that will be eroded and make the environment feel harsher. How will you stop the traffic from speeding. The reduced speed limit has had little effect. More effort has to be made for pedestrians and cyclists. Public realm changes so far seem only to benefit the driver.	10/12/2017 10:36 PM
335	Make the changes for people who live in Stretford not those who drive through Stretford, put a bus Lane along the a56 from the motorway to Manchester centre, get people out of their cars.	10/12/2017 10:04 PM
336	Enhance bus and tram services to ensure minimal impact to residents traveling to Manchester	10/12/2017 9:14 PM
337	A lot more could be done to encourage cycling and walking along this route - it would be nice to see you doing more than the bare minimum	10/12/2017 8:12 PM
338	provision of cycle routes in trafford is pitiful at present and this would need to be done seriously in consultation with Sustrans or similar	10/12/2017 8:01 PM
339	Barton Road needs making safer both for pedestrians crossing and for cyclists travelling towards Trafford Park,	10/12/2017 7:01 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

340	Need more information	10/12/2017 3:44 PM
341	We were lied to in the initial masterplan; there are no additional lanes; the cycleway is a disaster; the footpath on Edge Lane has such a camber on it its dangerous to walk on .	10/12/2017 1:47 PM
342	A56 is a death trap for cyclists and huge improvements need to be made to ensure we keep away from motorists, pollution in Sale on the A56 is often off the scale, most days it smells more like a petrol station, the creation of clean air zones on all parts of the A56 is needed, Lorries and buses need to be kept out at certain times of the day, create cycle zones where cars are not allowed, example on Moss Lane from Sinderland Lane into Partington, this could easily be for cyclists only, diverting traffic doen where the 247 goes which leads to Warburton Lane!	10/12/2017 12:57 PM
343	The cycle provision is a joke. U have already expanded the road! In the masterplan no one said extending the bane of our lives was a good thing yet this is the only thing you have done! How can we trust this consultation?	10/12/2017 10:08 AM
344	See previous comment. Do away with slip roads especially. Prioritise pedestrians and cyclists	10/11/2017 11:34 PM
345	I am opposed to the plan of building on Cross Street. There must be some grot-spots which could be used, instead of taking away the trees and spoiling the gem of Trafford Grove.	10/11/2017 10:45 PM
346	There is a perception that this project is mainly to make Stretford easier for South Trafford residents to drive through on their way home from Manchester City Centre / LCCC / MUFC. This may not be the case but the fact remains that Chester Rd never seems to get any narrower - and widening roads just means they fill up with ever more cars. The presentation states that Chester Road cuts the place in half - then the plan is to increase lanes etc. As I say above, can we not spare a metre or so either side for some decent cycle lanes?	10/11/2017 9:11 PM
347	Safe and secure cycle lanes are critical as they are generally of a poor quality around all of greater Manchester which is car dominated.	10/11/2017 8:19 PM
348	Traffic and transport and the A56: I agree with the need to reduce congestion some of the changes on talbot road see more congestion by reducing the road to one lane, this is good in some respects but doesn't put people off the need to travel by car and does cause further congestion. Trying to stop people using cars on surrounding roads doesn't seem to be the answer and causes unknown stress and frustration for people who need to get to work and have no alternative. Also very often cyclist just won't use cycle routes and continue to use narrowed roads causing further congestion while cycle lanes are nused, this should be addressed wherever possible.	10/11/2017 6:57 PM
349	What cycling route on the A56? The latest infrastructure built there is downright dangerous and appears to have been designed to kill cyclists, something I've long suspected the council are aiming to do.	10/11/2017 5:45 PM
350	More cycle routes will cause more congestion around the area assuming the road layout will need changing again, this will lead people to seek alternative routes and avoid the town centre. Talbot/Chester Road is bad enough with this added change!	10/11/2017 5:34 PM
351	reduce the number of lanes through Stretford. Give cyclists pedestrians crossing priority. Enforce speed limits. Enforce blocking of box junctions and running of red lights. Make it pleasurable to walk children to school	10/11/2017 3:54 PM
352	I have yet to see how the congested Chester Road will be improved	10/11/2017 2:59 PM
353	Improve the Metrolink at peak times.	10/11/2017 2:53 PM
354	As a cyclist the current road layout when travelling south from Barton Road is extremely hazardous and the proposals do seem to improve this. The proposals however do not address the level of traffic including HGVs which use Barton/Park Road as a rat run to avoid the M60 or to access Trafford Park. I am also concerned that the established trees on the island in the current gyratory may be lost in the development.	10/11/2017 12:55 PM
355	Better protected cycle lanes,	10/11/2017 12:39 PM
356	Greater clarity needs to be given on the proposals, the associated timeframes and an honest approach in terms of the disruption to current residents. I'm in favour of a long terms vision of improvement but historically, communication has been poor, fully of jargon and from mixed sources.	10/11/2017 12:28 PM
357	the only way to deal with the negative effect of the A56 is not to widden it to make it easier for the cars it is to sink it underground, out of sight of the pedestrians who will then be able to enjoy the links to the canal and so on	10/11/2017 12:18 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

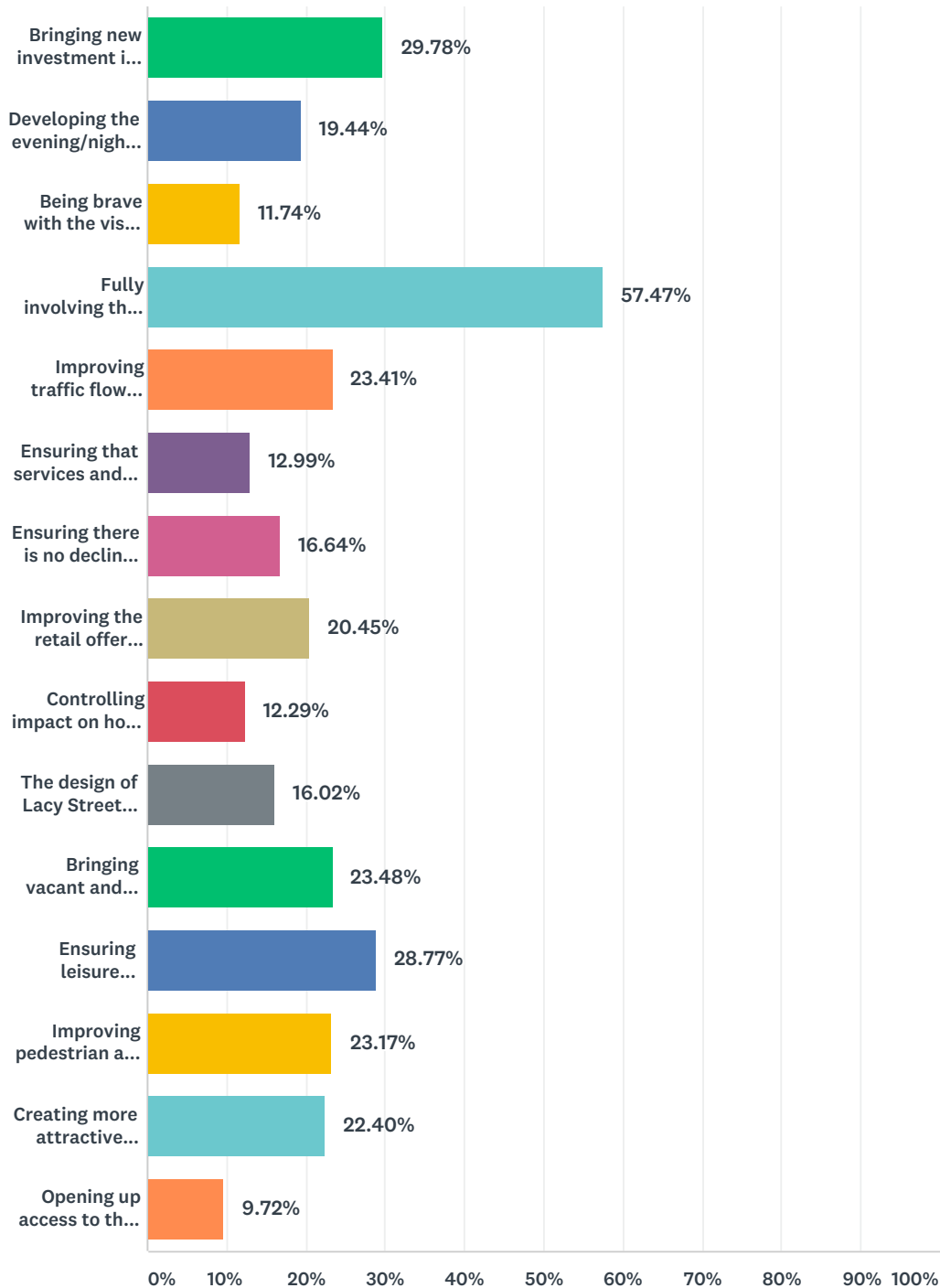
358	The vast amount of pedestrians will need to be safe the new crossing on Chester/kings way/edge lane do not promote safety especially for the elderly and youth There should be plans to make a overhead bridge for the safety of all crossing that stretch	10/11/2017 12:12 PM
359	Safe cycle routes	10/11/2017 12:07 PM
360	More dedicated cycling routes	10/11/2017 11:57 AM
361	It seems that the council seem to like to waste money, the present Kingsway, edge road, A56 road junction alterations should have been postponed and been designed into these proposals	10/11/2017 11:43 AM
362	The a56 around stretford is not people friendly and just looks like a excuse to let the traffic Speed through to altrincham more consideration is needed for people to cross and access the mall and more trees to make the area more attractive	10/11/2017 11:21 AM
363	Cycle friendly routes are vital.	10/11/2017 11:07 AM
364	- ongoing concerns about congestion need addressing - Talbot road is already heavily congested at peak times - what impact will the new university have (access for Trafford Council and Police will be affected - how will you mitigate against this?)	10/11/2017 10:51 AM
365	A bus lane on the A56 would do wonders to help people be on time around rush hour and may even encourage people out of their cars alleviating the ridiculous congestion that occurs	10/11/2017 10:08 AM
366	Less cycle lanes	10/11/2017 10:02 AM
367	The gyratory - or whatever you call it - at the Southern end of Stretford that links Barton Road with the A56 desperately needs remodeling. It is a dangerous junction to drive through, particularly if you are joining the A56 southbound from Barton Road; you have to cross three lanes of traffic if you want to join the M60 Eastbound towards Stockport. I have been in many a near-miss making that manoeuvre!	10/11/2017 9:23 AM
368	The road layout is fine, don't cause more disruption! Keep it as it i and keep all the trees they help with air quality.	10/11/2017 9:21 AM
369	Please do not build on every bit of green space there is between the campus site and university site.	10/11/2017 9:11 AM
370	what about pedesterians ,currently its a disgrace ,people can only cross at chester rd garage . loads of near misses as lights so slow ,no consideration at all ,for pedestrian . p.s I am a driver .sees to be all about utd ,cricket gd .whats convenient for them . Mc donalds and window place .crazy some one going to get killed going in out chester rd . how did this this pass planning ?oh and you got people trying to cross there madness . none of this is about local s	10/11/2017 8:42 AM
371	The current changes have been lengthy and caused delays from all directions, also the over night work has been very disruptive. I know this will benefit the area, however the disruption to residents should be kept to a minimum.	10/11/2017 8:36 AM
372	I am extremely worried about proposed developments in areas along Chester road which currently contain mature trees, and on the gyratory. Please do not remove these trees - they are extremely beneficial to the environment and help to improve the air quality. They also considerably soften the appearance of the area on the approach to the town centre and are much loved by nearby residents, having a very positive impact on wellbeing. Losing them would result in poorer air quality from all the traffic along the A56. They could not be replaced by new trees since it takes many years for a tree to reach the maturity at which they have a significant impact on air quality. Please do not remove any of these trees.	10/11/2017 8:20 AM
373	Room for cyclists	10/10/2017 8:17 PM
374	The roads are too dangerous for cyclists use the canal paths	10/10/2017 7:32 PM
375	As far as I am concerned your proposals create a motorway cutting the community in half. The plans do not contain adequate information about how people are to cross more lanes than on a normal motorway. There is no mention of monitoring the air quality along the route. The purpose appears to be to speed people from the south into Manchester and Salford without the hindrance of stopping in Stretford. It will also help move traffic quickly to and from the football ground. It will encourage more traffic and therefore increase pollution.	10/10/2017 7:31 PM
376	The proposal to improve the A56 is a good one, however public transport must be improved to support the increased amount of users. The trams are a perfect means of travel but at peak times there is not enough space now so this should be considered and increased to meet demand.	10/10/2017 6:56 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

377	I'm assuming this is about removal of the gyratory by Stretford House? As long as this reduces traffic congestion, I'm in favour of it.	10/10/2017 6:34 PM
378	again the area cannot be improved unless the road is made smaller or bridges over it are built - or the road sunk and we actually do what is best for people not cars	10/10/2017 6:30 PM
379	I feel like Stretford is mostly only considered as a through-route for people from Altrincham travelling into Manchester, and that the improvement of our environment should be the priority, not the travel experience of commuters.	10/10/2017 6:12 PM
380	Dutch style cycle lanes please.	10/10/2017 6:09 PM
381	I would like more information	10/10/2017 5:51 PM
382	More roadworks?	10/10/2017 5:50 PM
383	congestion is already heavy with the Utd Ground & Cricket Club	10/10/2017 5:38 PM
384	The masterplan suggests developing green space along the A56 north of the edge lane junction. I think this would be detrimental to the area as the mature trees help to absorb noise and pollution from the road and provide a natural barrier for the properties on Trafford Grove and Raleigh Street. I support the planting of more trees.	10/10/2017 5:33 PM
385	I dont think we should build on the small pockets of land next to the a56. These should be retained at public green spaces.	10/10/2017 5:15 PM
386	Please do not put any more traffic lights along Chester Road area. The traffic is already gridlocked for several hours a night because of these traffic lights.	10/10/2017 5:10 PM
387	There needs to be measures to slow traffic further and red light cameras need adding to the main crossroads	10/10/2017 4:45 PM
388	There needs to be a right turn filter lane and light from Edge Lane to CHester Road towards Manchester.	10/10/2017 4:38 PM
389	Now that the current roadworks are nearly complete, we can see issues and missed opportunities. The pedestrian islands in the middle of Chester Road are much too small and pedestrians feels very vulnerable. It feels really dangerous! The lack of a right turn filter from Edge Lane onto Chester Road is a huge oversight. The quality of the work is also lacking. Road surfaces have been patched up (rather than completely re-done) in some areas.	10/10/2017 4:34 PM
390	too much traffic	10/10/2017 4:23 PM
391	This work is almost finished and it is an improvement. Speed camera will be needed as people are not sticking to the 30mph limit.	10/10/2017 3:34 PM

## Q14 What do you suggest should be the Top Three key areas of priority or focus regarding the Masterplan:

Answered: 1,286 Skipped: 233



ANSWER CHOICES	RESPONSES	
Bringing new investment into the area	29.78%	383
Developing the evening/nightlife economy	19.44%	250

## YOUR SAY – on the Stretford Refreshed Masterplan

Being brave with the vision and plans for Stretford	11.74%	151
Fully involving the local community in plans and implementation	57.47%	739
Improving traffic flow and public transport links	23.41%	301
Ensuring that services and amenities are able to accommodate the new student population	12.99%	167
Ensuring there is no decline in housing stock in the area	16.64%	214
Improving the retail offer in the town centre	20.45%	263
Controlling impact on house prices	12.29%	158
The design of Lacy Street accommodation is appropriate for the surrounding area	16.02%	206
Bringing vacant and derelict units and key buildings back into use (eg Essoldo)	23.48%	302
Ensuring leisure facilities and the library are accessible to public and schools	28.77%	370
Improving pedestrian and cycle routes	23.17%	298
Creating more attractive public spaces	22.40%	288
Opening up access to the Bridgewater Canal	9.72%	125
Total Respondents: 1,286		

## Q15 Do you have any comments on any of the other development sites referred to in the full Refreshed Masterplan document? (for example the Royal Canal Works site, Manor Farm Industrial Estate etc. More details can be found in the Masterplan pages 37-44)

Answered: 343 Skipped: 1,176

#	RESPONSES	DATE
1	It looks like nothing will stop the developments, so is this really a consultation? how will our comments shape the plans? Will the community be listened to? Will the Student accommodation be moved from Lacey street, as this really is not a suitable location. Will they really be using the best methods? Why did the council want such a short consultation period, give so little info and then expect us to welcome the plans? We have a community of specialists that could easily have been involved, and have now put a lot of effort into researching and making better proposals. If we really are Stretford, and we really do have a Once in a Generation opportunity, then let us make the most of it, Do not give it all up to the UA92 millionaires and council leaders who have never live din Stretford. I can imagine none of them would welcome these proposals in their leafy South Trafford boroughs, have a think about how it looks from Stretford resident's point of view! We don;t need Students to Save Stretford, despite the glib comment in the refreshed plans that only new people can create the rejuvenation of Stretford. The papers we did have to read so vast, that most people wouldn't bother. Most of the advertising was online, voa social media, precluding a large number of residents. The pop=up stands were basic, and I still meet locals who know nothing about the plans. A shocking consultation with a survey that would embarrass an undergraduate.	12/19/2017 4:54 PM
2	See comments above about the nature of any new housing developments. All developments should include low cost starter homes for first time buyers trying to get on the property ladder. Regulations need to be provided at national level to stop property developers selling the vast majority new properties to the buy to let market.	12/19/2017 4:47 PM
3	I have read Councillor Tom Ross's submission and fully support his comments.	12/19/2017 3:15 PM
4	See all previous comments	12/19/2017 2:48 PM
5	No	12/19/2017 2:46 PM
6	No further comments.	12/19/2017 2:37 PM
7	Ua92 is not required in stretford or Manchester. We already have 3 universities in Manchester. Totally against it	12/19/2017 1:26 PM
8	I think it is important that the council provide support to the Friends of Stretford Public Hall to ensure this building remains in use. I think the key to developing the Royal Canal Works and Boatyard sites effectively is in ensuring that they are well landscaped, with some open areas, and that there are paths through from the street access to the canal. This will make the areas more-used, and ensure that they feel like a part of the community. It is important that they are not dead-ends, used only by residents.	12/19/2017 12:57 PM
9	I believe that such extensive changes to an area and its community deserve a better consultation than Trafford have offered at such short notice, I also believe that by putting in so many changes at once Trafford are trying to obscure the reality of such a massive change for the community and residents of Stretford as a whole.	12/19/2017 12:24 PM
10	n/a	12/19/2017 10:54 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

11	Very concerned about loss of green space. We need to preserve not build on green space. Any new build scheme needs to encourage sustainable transport and disade people from owning car, so good integration with public transport, pleasant walking routes to shops, segregated cycleways and cycle parking. Dont' see the moving of library to other side of A56 will be beneficial to community and do not see Essoldo as a bold new library of the future which would encourage people to visit. It's just not the right building to consider as a library. I think less people would visit the library and community loses out again. think about linking up safe routes for cycling and walking to form options as links to other destinations such as Chorlton, Longford Park, Urmston, Old Trafford, Trafford Centre, MCR city centre along canal improve access and remove barrier detours which are there at present.	12/19/2017 9:32 AM
12	While I support opportunities to develop sites along the A56, I am concerned about the potential loss of green spaces and trees, many of which are quite mature. The council needs to ensure they consult fully on any changes that reduce the limited green space we have. While I have no specific objections to the Royal Canal Works development. Having looked at the plans, I think more provision should be give to cycle parking to encourage residents to choose active travel and not add to the pollution and congestion by driving. I am not convinced by the suggestion of relocating Stretford Library to the Essoldo. While I suspect this may have been proposed for financial reasons, I cannot see how it would benefit the community. Locating the library on the opposite side of the A56 would probably lead to reduction in library usage, due to the issues crossing the junction. As part of the masterplan, the council should commit to providing a safe cycle route between the Bridgewater Canal/Metrolink area on Edge Lane with Longford Park and onto Chorlton-cum-Hardy. this is a popular route with people travelling east to west and is currently quite unpleasant, particularly with families. Although replacing the gyratory will bring many benefits, I am concerned about the lack of safe segregated cycling infrastructure in proposals shared up to now. This is a popular route for people cycling to and from Urmston, Trafford Park and The Trafford Centre.	12/19/2017 9:22 AM
13	Poorly proposed with no alternative options... Lacking in vision and detail...	12/19/2017 8:53 AM
14	Very excited & much needed to bring Stretford back to life	12/19/2017 6:42 AM
15	It is important that the needs of local firms on the Manor Farm Industrial estate are prioritised.	12/18/2017 11:59 AM
16	Again my comments are generally based around the issue of increased traffic from these sites. I would hope that the current occupiers of land would be given other space.	12/18/2017 11:25 PM
17	Redevelopment on lacy street should be community leisure space - a massive student block will have a severe impact on community mix and not save the mall fortunes. Retail space needs external access so units can manage themselves and serve the wider community. The metrolink is also at capacity, especially at peak times. It will become impossible to commute from Stretford into manchester as I believe there are no plans for metrolink to be able to run additional double trams on line with current system.	12/18/2017 10:12 PM
18	Putting residential accommodation on the Royal canal works means that development of the canal side as night time economy is restricted, because noise would affect residents. I'm very against this. I'm against building on the small parts of land by St Anns/Trafford grove. We have very little green space along the A56, and this small area softens the look of the area.	12/18/2017 9:54 PM
19	n/a	12/18/2017 9:43 PM
20	No	12/18/2017 9:06 PM
21	Can one of the areas near talbot road please be developed into another secondary school!	12/18/2017 7:59 PM
22	Where will the Royal Mail be operating from when moved from lacy St industrial estate?	12/18/2017 7:48 PM
23	No	12/18/2017 2:27 PM
24	Yes, why don't you try and bring some proper skilled jobs into Stretford and deliver facilities for private companies to come into Stretford. i.e. Scientific research lacks light engineering - A modern industrial estate.	12/18/2017 9:23 AM
25	Ferry links to Worsley / Trafford Park / Old Trafford / Trafford Centre/ Hulme would help reduce the traffic, bring tourists, and reduce pollution. Giving free transport to match ticket holders MUFC / MCFC would help reduce the traffic on match day. The clubs could offer their car parking facilities for park and ride on days when they are playing (in exchange)	12/17/2017 11:58 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

26	All the plans seems to be about development and using every last bit of land and open space to make money from. We aren't just a community here to fund TMBC we expect to benefit as residents from this masterplan. There's little to no depth of detail on the plans for this part of the masterplan so I don't think you should be asking the community to agree to the plan in it's current state.	12/17/2017 10:33 PM
27	I am supportive of the creation of UA92, though I do have concerns about the impact a large student population could have. Whilst I welcome students moving to the area and see how a student population could benefit the area, there can be downsides too. I believe we need commitment from the council that they will do everything within their powers to regulate private landlords and HMOs, to ensure the area isn't turned over to student rentals.	12/17/2017 7:22 PM
28	no	12/17/2017 4:20 PM
29	No	12/17/2017 3:39 PM
30	no	12/17/2017 9:22 AM
31	Keep the green sites green. Trees are important to help reduce pollution and improve the environment along the A56. Royal Canal Works Site looks appropriate, unlike the UA92 student campus	12/16/2017 8:55 PM
32	I am concerned that development of industrial estates could lead to the loss of businesses to the local area, resulting in job losses.	12/16/2017 4:26 PM
33	nope	12/16/2017 2:03 PM
34	no	12/15/2017 5:11 PM
35	Another land grab for private housing should be for affordable local housing.	12/15/2017 3:04 PM
36	Build affordable housing for locals	12/15/2017 2:51 PM
37	Land grab of all green spaces. Plus not for local affordable housing	12/15/2017 2:32 PM
38	Should be affordable housing not just private housing.	12/15/2017 2:10 PM
39	I THINK THE UA92 WILL BE A SUCCESS	12/15/2017 2:00 PM
40	Provide affordable housing for locals	12/15/2017 1:55 PM
41	Selling off every green space in Stretford! And not for affordable local housing.	12/15/2017 1:50 PM
42	Has to be for local use not students.	12/15/2017 1:22 PM
43	I believe each site should be consulted on separately when final detailed plans are available.	12/15/2017 1:22 PM
44	Use them for affordable local housing	12/15/2017 1:18 PM
45	The area by the canal could be developed with nice bars and restaurants aimed at families and workers - not students. The row of building between the Essaldo and the Metro also could be developed in the same way - but again for the community and not a transient student populace.	12/15/2017 10:30 AM
46	NO	12/15/2017 9:51 AM
47	Royal Canal Works is a done deal and was always going to go for housing regardless of the consultation. Pleased at least to hear that some affordable housing has been included. The proposals for 4/5 blocks of flats on the east side of the canal, along with proposals for flats behind the Essoldo mean that the Lacy Street site will be the only site where an open space/public access/café/bar facilities can be provided. This opportunity must not be lost. The Manor Farm Industrial Estate includes family firms of long-standing. Their loss would be detrimental to any sense of community that remains in Stretford.	12/14/2017 10:20 PM
48	the Manor farm industrial must stay it is a local of businesses and vital to the area, the sorting office should be in Urmston not Old Trafford	12/14/2017 9:37 PM
49	The masterplan needs to be rewritten focussing on the community	12/14/2017 7:49 PM
50	The community should be the focus of the masterplan and it needs to be worked again	12/14/2017 7:39 PM
51	The masterplan needs rewriting with a focus on the community	12/14/2017 7:33 PM
52	no	12/14/2017 7:14 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

53	I would have said that local investment would have been my priority concern. However the investment needs to be robust, have community support & have the scope to financially support Stretford in the long term. Skipton in North Yorkshire is a perfect example of how investors ( Skipton Building Society devt ) can provide local employment, deliver prosperity to an area in need & support a community. It is now rated as one of the best places to live in Britain- I may even move there myself if these plans fail to deliver.	12/14/2017 3:52 PM
54	no	12/14/2017 8:38 AM
55	The development sites put forward are unacceptable	12/14/2017 7:38 AM
56	The development put forward are unacceptable.	12/14/2017 7:38 AM
57	Not enough detail	12/13/2017 1:09 PM
58	The Royal Canal works should only be approved if local people are able to purchase the properties there.	12/13/2017 12:54 PM
59	no	12/13/2017 12:53 PM
60	Not read them yet. Didn't know there were proposals for these areas. They haven't been promoted at all, which is understandable as the plans for the Centre take priority.	12/13/2017 9:40 AM
61	This whole proposal seems to be a 'done deal'. This survey is just window dressing to cover up the whitewash.	12/13/2017 8:09 AM
62	Landscape royal canal..no more apartments or town houses please!	12/12/2017 9:47 PM
63	None	12/12/2017 8:24 PM
64	no	12/12/2017 4:49 PM
65	This is a done deal. You don't actually care about our response. You're not interested. You've answered none of the questions anyone has posed.	12/12/2017 1:33 PM
66	An empty insurance building (not sure of name)	12/12/2017 12:03 PM
67	Why is the term BRAVE used above why not imaginative if we don't agree with what is being said are we NOT BRAVE . The proposals seem to focus on UA92 but that has to overcome a mass of hurdles so why is student accommodation on the above list. Or are we NOT BRAVE if we ask such questions	12/12/2017 10:10 AM
68	Leave we'll alone !!!!	12/12/2017 9:37 AM
69	No	12/12/2017 9:01 AM
70	No	12/12/2017 12:57 AM
71	Run separate consultations on these changes.	12/11/2017 10:56 PM
72	Think resident first not commuter	12/11/2017 5:14 PM
73	No	12/11/2017 10:50 AM
74	Be great if affordable houses rather than flats where to be built for people on an average wage.	12/10/2017 5:56 PM
75	Junction of Edge Lane and Kings Rd needs a pedestrian crossing	12/10/2017 5:18 PM
76	Trafford Council need to try much harder with this. Given the money thrown at Altrincham, Urmston and Sale in recent years, Stretford is way overdue some positive input from you. However, you NEED to be honest. This whole scheme thus far has been entirely cloak and dagger, lots of misinformation and misleading promises made, and huge swathes of the Stretford community are distrustful of both the Council's motives and whether you genuinely wish to improve Stretford.	12/10/2017 2:01 PM
77	No	12/10/2017 11:59 AM
78	Royal Canal works should include some affordable units and not be an investment opportunity for property portfolios buyers. There are enough of them in Salford and Manchester already and more being built .	12/10/2017 12:45 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

79	I support the Royal Canal Works site development as it appears to make good use of a brownfield site, adding some green space adjacent to the canal. The design is attractive and the scale is not excessive. I am strongly opposed to the proposed residential development on the former boatyard site. I believe that a more imaginative use could be made for the site, such as a heritage/ interpretation centre or cafe. A small, sympathetic residential development could complement such a centre.	12/9/2017 2:16 PM
80	No	12/9/2017 11:10 AM
81	The main point is that the focus on these sites development should be on green, architecturally relevant development that will support local business and strengthen community links.	12/9/2017 11:05 AM
82	The design for the student accommodation is terrible. Really ugly. The tram line is already at capacity, will this be looked at? The POPS move on the turn moss sight needs to be rethought, you're privatising public assets with no real benefit to the public.	12/9/2017 10:05 AM
83	Just like everything else that Trafford Council propose to do, they will make descision without any real thought or consideration of residents views or needs. Yet another thing for them to mess up	12/9/2017 9:39 AM
84	You use terms like 'accessible for' when talking about facilities. I believe Developments should not go ahead unless there is 'full access to' facilities for the public. Or they are 'fully open to' the public.	12/9/2017 6:22 AM
85	no	12/9/2017 5:50 AM
86	Dont pull down any more big trees for your profit or to meet amey's targets.	12/8/2017 11:49 PM
87	Put the proposed eyesore of a student building here	12/8/2017 10:46 PM
88	The Royal Canal Works Site is already being advertised for investors as landlords rather than homes to buy. Stretford needs more residential homes for purchase.	12/8/2017 10:20 PM
89	no	12/8/2017 9:26 PM
90	Turning Stretford into a student town will be the death of this great community.	12/8/2017 8:42 PM
91	Why only give me three choices? I want investment in Stretford I want a more attractive area to live in I want improved facilities as they have in Altrincham and Sale I want the gardeners to cut the grass and take away the clippings as as they do in Altrincham and Sale I want cleaner streets as they have in Altrincham and Sale I want better and more attractive outdoor spaces as they have in Altrincham and Sale. I want better cycle paths from Stratford along Bridgewater Canal as they have in Altrincham and Sale I don't want a money making scheme that doesn't consider the needs of the people live here and pay taxes to live here. Give me an opportunity to be on your panel. Publicise your activities so that we are all in the know.	12/8/2017 6:00 PM
92	Too many unanswered questions. Lack of impact assessments. Consultation is a farse.	12/8/2017 5:30 PM
93	I have been told that the Manor Farm Industrial site develop will now not happen (Richard Roe)	12/8/2017 4:17 PM
94	The plans do not take into consideration the extensive impact on the local community	12/8/2017 4:10 PM
95	I believe it is all good and Stretford should have some affordable flats & then some high end apartments to offer something for everyone maybe create a few nicer pubs not just for the over 50s. Make Stretford more memorable.	12/8/2017 3:56 PM
96	No	12/8/2017 3:55 PM
97	Why now? All for students little to do with the Stretford residents	12/8/2017 3:46 PM
98	Very few benefits that stretford wants	12/8/2017 3:26 PM
99	No	12/8/2017 3:08 PM
100	No/ you don't own them- why pretend you do?	12/8/2017 3:07 PM
101	..	12/8/2017 3:04 PM
102	No	12/8/2017 2:43 PM
103	Developing these sites should happen, and where the Council has control (in terms of ownership) they should deliver positively. Both sites have challenging highways issues. The canal works could respond to a new waterside plaza and could be more of a public resource than that which is being proposed.	12/8/2017 12:39 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

104	It is disappointing that the investment you have publicly espoused from the Neville's is not investment but will be a "rent". The only investment is borrowing from the council. It's a big gamble and it shouldn't be done.	12/8/2017 8:15 AM
105	We need to build affordable quality housing for local people. Shared ownership and housing association.thats what's important	12/8/2017 6:37 AM
106	Not yet.	12/7/2017 10:54 PM
107	No	12/7/2017 8:47 PM
108	get more businesses interested by lowering the retail rent prices not everybody wants to own a car and shouldnt have to bus to the large tesco or white city for their weekly shop	12/7/2017 8:41 PM
109	No	12/7/2017 10:39 AM
110	Devastated to hear about Turn moss development. A tragic thing. It is a perfect getaway on our doorstep	12/6/2017 8:40 PM
111	Not yet	12/6/2017 10:07 AM
112	Again you will be nice for first time buyers. Not for profit	12/5/2017 3:56 PM
113	Please can normal people and not just investors have a chance to buy off plan.	12/5/2017 3:19 PM
114	A56 gyratory must be improved.	12/5/2017 3:08 PM
115	No	12/5/2017 3:05 PM
116	All planning should be for general sale to homeowners not buy to let market.	12/5/2017 3:03 PM
117	No	12/5/2017 2:56 PM
118	Important that residents benefit, not just private contractors/ deliverers and Trafford	12/5/2017 2:41 PM
119	Proposals have been there for 5 years? for apartments so we will wait and see	12/5/2017 2:23 PM
120	More affordable + suitable housing for residents to be considered.	12/5/2017 2:21 PM
121	While I support opportunities to develop sites along the A56, I am concerned about the potential loss of green spaces and trees, many of which are quite mature. The council needs to ensure they consult fully on any changes that reduce the limited green space we have. While I have no specific objections to the Royal Canal Works development. Having looked at the plans, I think more provision should be give to cycle parking to encourage residents to choose active travel and not add to the pollution and congestion by driving. I am not convinced by the suggestion of relocating Stretford Library to the Essoldo. While I suspect this may have been proposed for financial reasons, I cannot see how it would benefit the community. Locating the library on the opposite side of the A56 would probably lead to reduction in library usage, due to the issues crossing the junction. As part of the masterplan, the council should commit to providing a safe cycle route between the Bridgewater Canal/Metrolink area on Edge Lane with Longford Park and onto Chorlton-cum-Hardy. this is a popular route with people travelling east to west and is currently quite unpleasant, particularly with families. Although replacing the gyratory will bring many benefits, I am concerned about the lack of safe segregated cycling infrastructure in proposals shared up to now. This is a popular route for people cycling to and from Urmston, Trafford Park and The Trafford Centre.	12/4/2017 10:12 PM
122	I am not so familiar with this area.	12/4/2017 4:51 PM
123	no	12/4/2017 10:12 AM
124	Whatever development is finally secured for Stretford lets ensure that it HIGH QUALITY and invlves the community ie people who actually live in the town and NOT council members who do not live here. A reduction in traffic volume is necessary on the A56	12/3/2017 8:36 PM
125	There should definitely be more consideration of the match day traffic that causes so much frustration on match days. More could be done to encourage visitors to spend more time after the match by offering better restaurant and entertainment facilities.	12/3/2017 8:11 PM
126	I think it is great, amazing to be honest. Please crack on and get it done	12/3/2017 7:43 PM
127	no	12/3/2017 8:53 AM
128	Please don't open the class of 92 faculty. It's too busy as it is.	12/3/2017 6:29 AM
129	N/A	11/30/2017 5:10 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

130	I agree with the development of these sites	11/30/2017 11:18 AM
131	Affordable housing for first time buyers	11/29/2017 10:26 PM
132	Arndale House- If improving employment opportunities in the area why is a commercially viable site being considered for residential site? Mitford Lodge – What are the plans for this site. It is vague you need to provide details. Stretford Library – why would the oldest operational library building in Trafford be “demolished/ redeveloped”? The library is in the heart of Stretford, in a landmark of architecture. Why are changes to the original Masterplan proposed the retention of the library at its current location altered? What are the development opportunities? There is only so many new student housing that can be proposed to be built before the community is faceless and non existent Site 13: Land off Derbyshire Lane – the proposed boundaries are ever expanding and encroaching into family residents. This area backs onto residential properties and schools. What is being done to guarantee the area of policing, noise pollution, safeguarding this student accommodation side of stretford from becoming blighted with buy to lets and student accommodation? Im yet to see in the plans extra doctors, dentist, parking spaces, green spaces etc.	11/29/2017 5:06 PM
133	I was shocked and disappointed to learn that canalsode apartments were being marketed to overseas investors to purchase “off market” before planning permission had even been granted. Paying inflated rent to absent landlords will not benefit the community. New homes should be for local people to purchase at a fair price.	11/29/2017 5:03 PM
134	No to us92 No to turnmoss being used by Salford city reds leave it as it is the area has little enough green space as it is	11/28/2017 5:35 PM
135	The Manor Farm Industrial Estate should not be included in the Masterplan.The estate provides many services to the local community and employs approximately 70 People many of whom are Stretford Residents. It is not derelict, underused, or unused like the Essoldo is	11/26/2017 8:32 PM
136	This form is exhausting without commenting on the further development sites at this moment.	11/25/2017 4:26 PM
137	Expanding use of the canal basin for leisure and nightlife is vital. Look at Brindley basin in Birmingham. Shows what’s possible.	11/25/2017 11:37 AM
138	I cannot see anything in the proposals that respects the residents and the community that are trying hard to put shape and community feeling back into Stretford against all odds.	11/24/2017 3:34 PM
139	Looks like planning already agreed so another example of asking opinion when decision has already been made. Traffic very congested at that point so units should be minimised. Worried about every bit of space being built on	11/23/2017 9:13 PM
140	none	11/23/2017 3:24 PM
141	Arndale House- If improving employment opportunities in the area why is a commercially viable site being considered for residential site? There needs to be more transparency and vision on the objective of this location before you can request commitment from people on its future. Mitford Lodge – What are the plans for this site. It is vague you need to provide details. Stretford Library – why would the oldest operational library building in Trafford be “demolished/ redeveloped”? The library is in the heart of Stretford, in a landmark of architecture. Why are changes to the original Masterplan proposed the retention of the library at its current location altered? What are the development opportunities? There is only so many new student housing that can be proposed to be built before the community is faceless and non existent Site 13: Land off Derbyshire Lane – the proposed boundaries are ever expanding and encroaching into family residents. This area backs onto residential properties and schools. What is being done to guarantee the area of policing, noise pollution, safeguarding this student accommodation side of stretford from becoming blighted with buy to lets and student accommodation? Im yet to see in the plans extra doctors, dentist, parking spaces, green spaces etc.	11/21/2017 10:56 PM
142	I am concerned on the impact on services when all these extra people arrive. We need Trafford A&E back in operation, for starters.	11/21/2017 2:13 PM
143	Royal Canal Works will compliment the Student accommodation and a real life to the canal and surrounding area.	11/21/2017 12:46 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

144	I think that more people who move into the area will make a contribution. I do think we should include new primary schools and possibly a new school academy. Many flats are ok but ideally you want families in the area who are going to create a sense of community. I would encourage development on the waterside to attract families given the open spaces. Mixing affordable housing and premium housing would be good to attract a range of different incomes into Stretford. See the housing developments on the canalside at Worsley in Salford. With all the new housing I think a focus on space for families, children, single people, people without children is important - and this is reflected in the good variety of housing. Please not just apartments. I think we need new schools to cope with the increase in people into the area. a new high school. Where is the development for the marvellously performing Stretford Grammar School? This is a big pull into the area and shouldn't be underestimated.	11/20/2017 3:53 PM
145	This questionnaire links the redevelopment of stretford to the acceptance of the new university and student accomodation and as such is weighted in favour of the developments. In order to gain a balanced public opinion the questionnaire should offer other development proposals	11/20/2017 3:16 PM
146	NO	11/20/2017 1:45 PM
147	You are asking and you are already going ahead with this .	11/18/2017 7:31 PM
148	0	11/17/2017 8:23 PM
149	Investment in the area does not equate to improved prospects for the truly local economy. It is disingenuous to portray this as money for local people	11/17/2017 7:20 PM
150	It's a sham. This is not consultation it is take it or leave it.	11/17/2017 10:38 AM
151	No	11/17/2017 7:23 AM
152	Just that whatever is invested to take place should be for all of Stretford, not pushing out existing residents to us out of town facilities and providing for students. It's an insular vision and very disheartening	11/17/2017 6:24 AM
153	how long will it take to improve Stretford Shopping mall	11/16/2017 11:46 PM
154	Access to the canals needs to be made simpler and cycle friendly	11/16/2017 11:19 PM
155	Read my other comments	11/16/2017 4:36 PM
156	The manor farm industrial estate provides a fantastic opportunity to encourage first time buyers and families to the stretford area if designed appropriately through landscaping and a mix of properties (3 bedroom houses and not just appartments). As suggested before, the local authority should look to encourage those that will buy into the area to live and not landlords who just want an investment. Alongside a wider investment to improve the surrounding Gorse Avenue area, it could really invigorate the area.	11/16/2017 3:34 PM
157	As above in previous comments	11/16/2017 2:15 AM
158	Royal canal works not for stretford people only investors disgraceful. More traffic issues on Edge Lane when people leave the site added to poor air quality and congestion	11/15/2017 5:41 PM
159	Develop Stretford marina, waterside bar, restaurant	11/14/2017 11:37 PM
160	A few of the other development sites would be better for the student accommodation and closer to the university e.g. Site 3: Former B&Q Site, Site 4: 86 Talbot Road, Site 5: Former MKM House Site 6: Former Anderton House	11/14/2017 11:18 PM
161	I don't know where the Corona Industrial estate is. I would welcome a more attractive Metrolink station area in Stretford including the Edge Lane flats which are run down and untidy; these present a very bad impression to people using the Metrolink. Because, we are told, we need more housing it would seem sensible to use some brown site vacant plots for this purpose, including canal-side; however, I do not think the land in the middle of the gyratory with the lovely mature trees and spring flowering crocuses should be developed for building on. It breaks up the harshness of the appearance of roads and existing buildings.	11/14/2017 8:35 PM
162	The plans for housing on the royal canal works look nice. Will the residents be pleased with a ugly 20 story student accommodation block in front of them?	11/14/2017 8:17 PM
163	I am concerned that all of the canal side will end up built up. Green spaces showing on some of the plans won't end up being green - they will be built on.	11/14/2017 7:59 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

164	The Manor Farm industrial estate should be left as it is. The business's there are well established and contribute significantly to the local economy. losing it would further reduce facilities for local residents	11/14/2017 5:41 PM
165	Where are the improvements in infrastructure to cope, I already have to walk my children past rows of cars pumping out diesel fumes each morning. The new junction is a joke as they often block the pedestrian paths from trying to sneak through the lights	11/14/2017 4:09 PM
166	i haven't been able to view the refreshed masterplan	11/13/2017 11:54 PM
167	No	11/13/2017 10:44 PM
168	The royal canal works site has very poor access from edge lane, especially given how narrow the site it. I can't see anything in the plans to suggest different access so assuming that access will have a negative effect on the traffic flow heading towards the Mall junction	11/13/2017 8:15 PM
169	Royal Canal works- luxury apartments already being advertised for Investors only? Not affordable homes then?	11/13/2017 5:39 PM
170	In favour of any improvement	11/13/2017 4:42 PM
171	As previously mentioned, developments around the canal could improve the look of the area but will need adequate parking and increased public transport. If Manor Farm is developed for housing it will be a loss for businesses in that area and their customers.	11/12/2017 4:50 PM
172	Yes there should be every effort made to ask for community proposals before private sector	11/12/2017 2:28 PM
173	NO	11/11/2017 9:29 AM
174	Will be sending email.	11/10/2017 11:41 PM
175	No, I would just like to say generally we don't know enough and the people of stretford have been made suspicious by this. We also feel wary as first phase of works seems poorly designed, poor quality, and is not benefitting stretford as much as those who pass through.	11/10/2017 7:18 PM
176	Seems the master plan has been rushed out with not a lot of thought to the people who live in the area and is mainly to sell of public land and line the pockets of Trafford council	11/10/2017 5:18 PM
177	The canalside areas seem to be mainly reserved for housing. It would be nice to see some bar/restaurant provision built into those so that we can all use the waterfront better.	11/10/2017 11:20 AM
178	its all good plan. how long will it take	11/10/2017 10:42 AM
179	I am concerned that there is a real lack of affordable housing on offer. Apartments are already being offered to foreign investors before they have even been built. This does not fill me with confidence that investment is for the benefit of the community at all.	11/10/2017 9:35 AM
180	Manor Farm Industrial estate should be developed as an industrial estate. Not for housing. Who would want to live next to a timber mill, a tip and in the shadow of the m60 and the 6 lanes of a56?	11/9/2017 11:14 PM
181	No	11/9/2017 12:07 PM
182	Leave the library alone, pull down the mall, make the Esseldo a community building, improve the traffic lights, and don't bring any students accomadation here	11/8/2017 10:39 PM
183	Actually all of the previous questions are important- perhaps it would be more appropriate to ask along the lines of somewhat, very much, a little not at all or very much? Limiting it to selecting 3 is not enough for plans this size. Very unhappy regarding the Roysl Cansl Works flats been offered out to investors as opposed to local people.	11/8/2017 10:27 PM
184	none	11/8/2017 3:23 PM
185	Not overally concerned as long as done ok	11/8/2017 3:15 PM
186	Ensure that there is full and open discussion about the plans, without Trafford council rushing through planning applications. There seems to be some problems for accessing consultation meetings as over subscribed, these meetings also need to be advertised well.	11/8/2017 12:19 PM
187	No.	11/8/2017 10:32 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

188	I like the idea of opening up the canal, I think this has alot of potential. The mall also needs to be priotised as it's an eyesore with declining number of decent shops, this could be put to better use or more done to encourage businesses to take units. Housing/flats should be sold to residents not marketed to developers as buy to let. Gmpt need to get onboard with increasing trams/carriages as this will no doubt be necessary with more people. Squeezing houses onto the land opposite st Ann's is a dreadful idea. Cars already are abandoned all along derbyshire lane as the area is already saturated with people. The trees along here should be protected. Why the desire to purchase all free land and build on it? There is no consideration for the impact on the environment, increased flooding as drainage reduces with more concrete and cement. The plans to be amended to create more parks and open space for the more people coming in to the city.	11/8/2017 9:23 AM
189	no	11/8/2017 8:40 AM
190	speed cameras along the a556 is needed	11/8/2017 8:38 AM
191	no	11/8/2017 8:34 AM
192	I am concerned about Area 12. The trees lining the A56 corridor should be kept. Any housing added in Area 12 will have a very negative impact on Trafford Grove residents. There would not be enough room for them to park & access to St Ann's church would be limited.	11/8/2017 7:24 AM
193	Feel that the council, public servants, have let the residents down. Feels like job already done.	11/7/2017 8:38 PM
194	No	11/7/2017 1:20 PM
195	This survey was not well designed, with highly misleading usage of language at key points, for example if opposing certain plans then I apparently oppose improving Stretford. This is an inappropriate way to structure a survey.	11/6/2017 11:09 PM
196	The master plan talks of creating more residential housing, however there is nothing related to an increase in support infrastructure such as medical services required for an increased population whether that be students or residents. What about additional school places? What about the businesses and people that are being displaced by the implementation of the master plan and local jobs lost. Will the council be able to offer these business alternative accommodation within the borough?	11/6/2017 7:06 PM
197	I've included them above	11/6/2017 4:10 PM
198	no	11/6/2017 11:45 AM
199	no	11/5/2017 9:05 PM
200	What is the works site and industrial estate exactly?	11/5/2017 7:23 PM
201	N/a	11/5/2017 12:56 AM
202	no	11/4/2017 5:50 PM
203	I've yet to see detailed plans available for the Royal Canal works and Boatyard - these SHOULD be included in the masterplan document.	11/4/2017 5:26 PM
204	no comment to make as i'm not sure where some of this is.	11/3/2017 5:21 PM
205	N/A - all of the points in question 14 are of relevance and importance with the exception of the effect on house prices - whilst not a planning consideration, I cannot see the investment proposed having a negative impact on house prices. Ultimately, achieving the regeneration aims proposed should be prioritised over any concerns about house prices.	11/3/2017 4:18 PM
206	Really concerned about the Lacy Street development.	11/3/2017 10:57 AM
207	no	11/3/2017 8:30 AM
208	No	11/2/2017 10:56 PM
209	No	11/2/2017 10:04 PM
210	No	11/2/2017 9:35 PM
211	No	11/2/2017 8:29 PM
212	No	11/2/2017 8:05 PM
213	you have never ever listened to the people who live in the area you will just plough ahead like you always do this is nothing more than a pr exercise	11/2/2017 7:55 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

214	No mention of environmental & air quality impact above, why not? This is crucial! Air quality is already terrible in stretford, the centre is severely damaged by the a56 carved through it, now much worse with the loss of subways. Give pedestrians priority to make it feel like a real town centre!	11/2/2017 7:46 PM
215	No	11/2/2017 7:25 PM
216	I've not read any additional information as yet about further developments. So far I agree with the main proposals to redevelop Stretford and bring the community, retail and improved student facilities as well as a much needed expansion and improved Stretford Leisure facilities.	11/2/2017 7:02 PM
217	No	11/2/2017 6:35 PM
218	No	11/2/2017 6:22 PM
219	more consideration to needs of the residents of trafford.	11/2/2017 6:19 PM
220	send me a copy of the masterplan please - I cant see it properly on a screen	11/2/2017 5:09 PM
221	I have not seen these yet.	11/2/2017 3:23 PM
222	No sure	11/2/2017 9:29 AM
223	Where will all the extra traffic go. Congestion and emissions are already horrendous for pedestrians and young children	11/1/2017 4:17 PM
224	I'll have to revisit	11/1/2017 10:57 AM
225	The proposals for some of these development sites are, at best, vague. This is a worry because there is no guarantee that what will eventually be done at these sites will bring any benefit to the area. It is highly likely that the final proposals will be high density, unsympathetic housing at the expense of existing services.	11/1/2017 8:53 AM
226	I believe this format of questionnaire is simply not substantial enough for such a big plan.	10/31/2017 10:14 PM
227	See my other comments.	10/30/2017 8:13 PM
228	My primary concerns are- any and all housing development should benefit existing residents- the proposals only benefit students. Its not good enough. Traffic is already horrendous in the UA92 area- residents cannot move on match or event days so permit/resident only parking needs to be extended to include Great Stone Road, The entire Gorse estate, Kings Road from junction with Seymour Grove through to junction with Norwood Road to eliviate negative impact on local residents. Influx of students- this is a suburb, there are plenty of student areas around the main universities and campuses- any and all facilities aimed at student populations should only be allowed once agreed to by residents who will be most effected.	10/30/2017 4:48 PM
229	Developments should favour families rather than single people & be affordable to all	10/30/2017 3:27 PM
230	I am supportive of the majority of the proposals forwarded by the 'master plan' other than the proposal for residential development on Cross Street. As a resident of the street I am against this proposal because I feel that our green spaces need to be protected-the age and size of the trees act as a natural barrier/filter to the CO2 emissions from Chester road, act as a natural sound barrier and add to the picturesqueness of what is a heritage sight. Furthermore, I would be very worried about parking as it is already very busy- particularly on match days.	10/29/2017 6:53 PM
231	Seems like a lot is being put in small spaces! Where will the access be for Royal Canal works? Will this increase pressure on local access routes?	10/29/2017 4:29 PM
232	Any buildings should have style. Not be the typical bog standard cheapest possible buildings. Care and pride should be taken with the aesthetic.	10/27/2017 4:41 PM
233	No, my main concerns are focussed on where I live, the impact on mine and my neighbours lives, our houses, our jobs and commutes, and the future for my children	10/26/2017 3:50 PM
234	no	10/26/2017 1:39 PM
235	no	10/26/2017 12:37 PM
236	a council owned multi-story car park to generate revenue for the local community.	10/26/2017 12:01 PM
237	.	10/26/2017 8:09 AM
238	No	10/25/2017 10:40 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

239	The Royal Canal Works are not shown on your plans so are you sure people are aware that both sides of the canal are to be built up? As it stands you have it showing as a landscaped walkway yet planning has already been passed for this!	10/25/2017 9:43 PM
240	no	10/25/2017 9:01 AM
241	See initial concerns re housing near trafford grove	10/24/2017 9:02 PM
242	I am fully supportive and am tired of the negativity some local residents are voicing.	10/24/2017 8:21 PM
243	Be good to keep some green space and build houses on brownfield sites and not let property developers make maximum profits by building high density housing -	10/24/2017 6:54 PM
244	The area surrounding the Gorse Hill pub with a multitude of fast food outlets should be addressed. It is an eye sore and does not promote healthy eating for a growing generation, it simply profits from matchday revenue and footfall but does not provide a welcoming feel for residents. The potential for this area is huge (bearing in mind the recent transformation of Chorlton-cum-hardy over the past decade) if parking along the front was prohibited, it would allow for the businesses to develop and extend outwards with outdoor seating areas and something more appealing like coffee shops and places to eat and drink could flourish, providing a safe welcoming area both for local residents and increased footfall on match days and concerts at the local arenas. Therefore catering for all.	10/23/2017 8:18 PM
245	Do not develop on Site 12.	10/23/2017 6:12 PM
246	If brown field sites are unused or under-used, it makes sense to use them to develop affordable housing, but not expensive housing.	10/22/2017 7:56 PM
247	Yes, very much so. The 'Land off Raleigh Street' for 'Residential development'. Should not go ahead. It provides a buffer of noise and reduces stress and interruption to the traffic. Its a major place for wildlife and oasis for many creatures. Pockets of green are required for all animals in this ever-increasing concrete jungle! There's hardly any green spaces in Stretford not including parks. There should be more green spaces along the A56 not less. I do not agree with the statement in your literature: ' provide active frontages and mend the fragmented urban grain along the A56. ' I think there should be more green fragmented spaces for everyone along the A56.	10/22/2017 6:29 PM
248	Focus on natural improvement playing more trees easy access Stretford Mall to be more inviting	10/21/2017 3:12 PM
249	no	10/21/2017 1:43 PM
250	I don't think the current library should be closed. It would be a huge loss to me and others for whom the library is one of the few things in walking distance.	10/20/2017 1:05 PM
251	These seem unclear.	10/20/2017 10:01 AM
252	No. The council taxes residents pay should go on our roads, our living spaces and area. Cleaning up stretford and looking after residents. Not filling it with students to make more mess, more money and make stretford an even worse place to live!!! Look after the people who are here paying you instead of being greedy!!! It's already a rubbish dump and clogged up with traffic and cars on United match days as it is!! Your just going to make everything worse with these plans.	10/19/2017 7:53 PM
253	Please leave cross street as it is!!!! The little bit of grass on there, is for our pets, kids, and is the only part of natural earth we have. The parking on cross street is essential for residents on trafford grove. LEAVE CROSS STREET AS IT IS!!!!!!	10/19/2017 5:35 PM
254	New up to date library building would also be good. The new library at Limelight in Old Trafford is brilliant and have shown how good things could be in a more up to date building	10/19/2017 5:00 PM
255	Concerned about plans on Trafford Grove	10/18/2017 9:16 PM
256	Don't include this in the consultation. You have not made clear your plans for these areas in the leaflet sent out to residents. It feels as if you are hiding this information it is not in the precinct display either. The public at large will not read your master plan.	10/18/2017 8:37 PM
257	As previously mentioned- the proposed changes to Cross Street - This will not benefit the residents of Trafford Grove/local community for the following reasons: it is currently a space used by the community for children/pets, it creates a green space on our doorstep given that we have small yards/it is 'in keeping' with the heritage site of Trafford Grove/it reduces pollution from the road and noise. It is a very important part of our community and a reason may many of us value the area.	10/18/2017 8:18 PM
258	No	10/18/2017 6:59 PM
259	No	10/18/2017 4:21 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

260	no	10/18/2017 2:50 PM
261	All of the above are relevant	10/17/2017 8:58 PM
262	Strongly against building on/loss of green spaces referenced as Sites 11-14.	10/16/2017 11:19 PM
263	The canal side living opportunities should be fully exploited as they're fairly unique. New housing must be low carbon and highly sustainable to provide long term living opportunities and a better option to the older, less efficient housing stock.	10/16/2017 7:35 PM
264	There is not much detailed information given in relation to these proposal. There seems to be reference to more residential building - again this would need to be sympathetically and attractively done and not too much new building that would cause overcrowding in the area. In any event, residents should be provided with more information about these proposals	10/16/2017 1:51 PM
265	I think the Manor Farm Industrial Estate should stay exactly how it is. Anything else would have a negative impact on the residents of the Trees Estate.	10/16/2017 1:46 PM
266	No	10/16/2017 12:15 PM
267	No	10/16/2017 8:48 AM
268	not seen	10/15/2017 12:59 PM
269	no	10/15/2017 9:14 AM
270	Stop trying to build on every last green space in Stretford!	10/14/2017 9:53 PM
271	Is any effort being made to accommodate displaced/compulsory purchased businesses eg Atlas Bathrooms or businesses in the Manor farm estate within Stretford to minimise loss of employment? How is the traffic from the boat yard and the royal Canal works to be managed to avoid delays or accidents on Edge Lane. What about the plan to build a significant number of houses in Stretford. There are no equivalent plans to increase school places or other necessary services such as medical services needed to cope with an increased population.	10/14/2017 7:01 PM
272	no	10/14/2017 6:16 PM
273	Not at this time	10/14/2017 4:43 PM
274	will the canal be getting clean more often if you are going to be opening up for the public more	10/14/2017 3:27 PM
275	Do not include these in the master plan. Putting far too much change in one consultation	10/14/2017 3:04 PM
276	Heed my responses to previous questions, thanks	10/14/2017 2:26 PM
277	Building on the land off Cross Street (development site 12 on your plan) and the land off Raleigh Street (development site 14 on your plan) will be disastrous for its residents: Air quality will decrease significantly, the area will become significantly less visually attractive leading to a fall in house prices, children and young people will be deprived of yet another place to play, residents yet another open space to enjoy and in which to meet and greet each other. Parking (already an issue due to the high volume of vehicles visiting St Ann's Church and Social Club) will become impossible. As a resident of Trafford Grove I will protest against any building on both of these sites as other residents have done in the past.	10/14/2017 1:11 PM
278	No	10/14/2017 12:51 PM
279	I do not think there is any way to protect house values therefore any and all development can only be a good thing for the area in terms of house values. I believe we need to attract renters from the chorlton area to buy houses in the Stretford area by offering more restaurants and bars leading to new investment in shops etc. I work for a construction consultancy as well as being a resident on Barton Road and would be interested in getting involved with any future development. My email is philipswanton@jonesmelling.co.uk. Thanks	10/14/2017 11:43 AM
280	It could be cheaper and more beneficial to change empty offices into flats like the ones on Seymour grove opposite Aldi.	10/14/2017 10:43 AM
281	Sale seem to be getting a better improvement plan. Which does not involve a large influx of students and another college. Centred in the local people and their requirements.	10/14/2017 10:42 AM
282	There is no need for another university in the area - there are three here already covering the subjects UA92 propose. The current proposals seem to be a done deal already and have ignored the current residents needs. We need investment for us not students.	10/14/2017 8:28 AM
283	n/a	10/13/2017 11:18 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

284	Currently Stretford is not somewhere to stop if you are from elsewhere. It's a through place from town to the motorway. Although, this doesn't reflect on the community that live here. The Mall is extremely convenient for a lot of locals young and old. Stretford residents shouldn't be treated as though we are stupid, we should be treated as though we were at the end and we are being saved. Lots of positive things are happening in and above Stretford. There are great kids groups, park events, pop up restaurants, cinema days, life drawing, arts events. The new development should be a link to the existing exciting about Stretford. It needs to be tastefully done, accessible for all. Fulfilling all the requirements for the community. If done correctly it could be the boost that Stretford much needs. But it should be done right. If it's not done right, it could ruin what has begun to be an exciting place to live. Students shouldn't be the reason why thei project is going ahead. The community should be. What happens if the students come and just head into town and/or chorlton?	10/13/2017 6:30 PM
285	Not as yet	10/13/2017 6:24 PM
286	I agree that we should have more residential housing. Students accommodation is all about Trafford Council making money not about improving Stretford. If students move in then I will start planning my move.	10/13/2017 4:31 PM
287	Don't kill Stretford by turning it into a cash cow student town.	10/13/2017 4:21 PM
288	I wouldn't want Stretford to become overrun by students	10/13/2017 4:18 PM
289	no	10/13/2017 2:43 PM
290	Please don't develop the old industrial estate on Talbot/Chester road into more student accommodation. We need houses for Stretford residents not private investors.	10/13/2017 2:34 PM
291	no	10/13/2017 1:50 PM
292	The new plans for Stretford need to be rethought out and a complete confirmation off the public before finalised	10/13/2017 1:45 PM
293	As long as there are improvements and new affordable housing in the area	10/13/2017 1:28 PM
294	Any development needs to consider car access requirements. In smaller quieter streets, or areas with no through roads this may be a big impact.	10/13/2017 12:45 PM
295	Please consider the use of language which is leading and seeks to marketise spaces toward developers, with little offered to local residents. For a council thatcannot manage our current spaces through their contractors, who will maintain these proposed improvements.	10/13/2017 12:20 PM
296	No comments, because they are too vague.	10/13/2017 12:11 PM
297	No	10/13/2017 12:10 PM
298	no	10/13/2017 12:09 PM
299	Ignore the doom mongers	10/13/2017 11:34 AM
300	n/a	10/13/2017 11:12 AM
301	The Canal site would benefit greatly from development, it looks neglected now and has for many years.	10/13/2017 9:54 AM
302	Quality over quantity and an overall care for the existing community before any new development can be implemented.	10/13/2017 8:17 AM
303	Please don't just focus on that side of stretford. Remember M32 9TN and Lostock area. Improve the whole notbjust near the town hall and Stretford Mall. The small Lostock area always gets missed off include us please Sean !!!	10/13/2017 6:49 AM
304	How is any of this not going to make the A56 an even bigger gridlock than it is already?	10/12/2017 11:41 PM
305	I think these dead areas need to be developed and brought back into use	10/12/2017 9:32 PM
306	no	10/12/2017 6:59 PM
307	Why can't the council be open and transparent about all plans for the future? Being drip fed plans is enraging the community	10/12/2017 1:47 PM
308	no	10/12/2017 1:46 PM
309	No	10/12/2017 10:08 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

310	If the university is given the go ahead would like the council to consider other various sites marked on the master plan for residential development to be considered for the accommodation of the student population in smaller more manageable units that would not have the same impact as a massive accommodation unit having a large impact on one specific area .Spreading the accommodation across the Stretford area units in Gorse hill ,Old Trafford benefiting these areas but also having less impact on one area in relation to traffic ,transport, Nhs services required by a student influx . Accommodation sited nearer the university ,there seems to be a number of sites identified on the revised master plan ,where student could walk or cycle to university site therefore reducing traffic implications and transport issues .	10/12/2017 9:35 AM
311	Thanks for thinking of development. This is what is needed in once great Britain.	10/12/2017 7:41 AM
312	No	10/11/2017 5:45 PM
313	Land off Nelson Street being built on for example is becoming increasingly common in Trafford leaving no green space. Residents will be blocked from viewing the town centre and will lose sunlight. Why the need to add yet more buildings to empty land? There will be no greenery left and for no reason at all. This is short term thinking without thinking of the long term consequences of no green space and buildings that the area hasn't got space for. Where would these residents park?	10/11/2017 5:34 PM
314	Who are the ultimate beneficial owners. No tax dodging offshore companies please. Do not build on every bit of green land please.	10/11/2017 3:54 PM
315	n/a	10/11/2017 3:20 PM
316	yes i will be responding seperately	10/11/2017 2:32 PM
317	--	10/11/2017 2:03 PM
318	None	10/11/2017 1:47 PM
319	Maybe some affordable flats could be built on the old boat yard to balance the area.	10/11/2017 12:39 PM
320	Bring it on! Stretford needs it!	10/11/2017 12:28 PM
321	Residential accommodation needs to be managed to be maintained long terms and to get excellent social value and not sold out to private, profit making communities with little local, community links.	10/11/2017 12:28 PM
322	no	10/11/2017 12:18 PM
323	Glad things are being done	10/11/2017 11:57 AM
324	I would like reassurance that enough housing will be built to support the Y2, Y3, y4 students i.e. those who have moved out of student accommodation and that this new accommodation will be positioned for a younder population, like castlefield. I would also want some promises made by the council to ensure that the Victoria Park area housing does not become dominated by student lets (i.e. Victoria Road, School Road, Moreton Avenue, Derbyshire Lane, Henshaw Street, Pritchard, Cyprus street) This area is heavily populated by families and a high proportion of student tenants would not be welcome.	10/11/2017 10:51 AM
325	No	10/11/2017 10:50 AM
326	N/A	10/11/2017 10:02 AM
327	Absolutely no issues whatsoever. These developments - particularly ones like the Royal Canal Works site - are re-purposing unused, eyesore pieces of land that are an embarrassment.	10/11/2017 9:23 AM
328	no	10/11/2017 8:36 AM
329	No	10/11/2017 6:24 AM
330	Royal canal works and old boathouse is again cramming more and more apartments into small spaces. How will traffic enter and exit these sites? Edge lane is already congested at this point and the recent road works has done nothing to change this aspect	10/10/2017 7:32 PM
331	I would really like to know when and where your public consultations are taking place. Information promised for October 10. I can not find anything at all.	10/10/2017 7:31 PM
332	The Itron site should be reserved for residential development (as I think the Masterplan indicates is intended). It is absolutely not suitable for student accommodation due to the quiet, family residential nature of the area.	10/10/2017 6:34 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

333	Plot/Site 12 is very concerning. This land is not suitable for development considering the already difficult parking and access situation around Trafford Grove and Cross Street	10/10/2017 6:12 PM
334	No	10/10/2017 5:52 PM
335	How will the council stop absentee landlords buying up new housing?	10/10/2017 5:50 PM
336	Infrastructure, i.e. doctors, dentists, school places, bus, tram, parking must all be upgraded in line with developments	10/10/2017 5:45 PM
337	No	10/10/2017 5:23 PM
338	I fully support the plans. Investment in the area is long overdue	10/10/2017 5:16 PM
339	I am in favour for development of the royal canal works	10/10/2017 5:15 PM
340	no	10/10/2017 4:13 PM
341	No	10/10/2017 4:13 PM
342	Would be good to purchase and refurb the shops adjacent to the Essoldo. The metro station currently looks scruffy , could tidy that up.	10/10/2017 3:48 PM
343	Please keep the height of the Royal Canal Works within the 4 storeys as in initial proposals.	10/10/2017 3:34 PM

## Q16 Do you have any other comments on challenges or opportunities we might have missed that can be included in the Refreshed Masterplan to help ensure it meets the needs and aspirations of the whole community?

Answered: 446 Skipped: 1,073

#	RESPONSES	DATE
1	I do believe this consultation falls significantly short of best practice standards by pretending to consult when a decision has already taken place. I'm afraid you have asked 'leading questions' biased to elicit a particular answer and failed to seek ANY demographic data to understand who has responded. I believe that there has been no oversight particularly with the way the questions were written. You are complicit in misleading the public given that the University is advertising places and the funding originally earmarked for Stretford has been moved to Altrincham. I say this with some level of authority having worked on over 50 public consultations in my career.	12/19/2017 5:00 PM
2	yes, TALK TO THE COMMUNITY and LISTEN to their IDEAS!! At the moment it looks like we've lost any chances for a vibrant night-time economy and mixed, affordable housing to the benefit of a transient, non-council-tax paying student population. It looks like nothing will stop the developments, so is this really a consultation? how will our comments shape the plans? Will the community be listened to? Will the Student accommodation be moved from Lacey street, as this really is not a suitable location. Will they really be using the best methods? Why did the council want such a short consultation period, give so little info and then expect us to welcome the plans? We have a community of specialists that could easily have been involved, and have now put a lot of effort into researching and making better proposals. If we really are Stretford, and we really do have a Once in a Generation opportunity, then let us make the most of it, Do not give it all up to the UA92 millionaires and council leaders who have never live din Stretford. I can imagine none of them would welcome these proposals in their leafy South Trafford boroughs, have a think about how it looks from Stretford resident's point of view! We don;t need Students to Save Stretford, despite the glib comment in the refreshed plans that only new people can create the rejuvenation of Stretford. The papers we did have to read so vast, that most people wouldn't bother. Most of the advertising was online, voa social media, precluding a large number of residents. The pop=up stands were basic, and I still meet locals who know nothing about the plans. A shocking consultation with a survey that would embarrass an undergraduate.	12/19/2017 4:54 PM
3	GM Transport need to confirm their commitment to improve transport links for the existing population of Stretford and Old Trafford before this major development happens	12/19/2017 4:47 PM
4	the Refreshed Masterplan is a big change from the original Masterplan (only 3 years old) - I do not think that this 'consultation' process is a fair or adequate way to radically change the Plan - it seems to be all about accommodating UA92 rather than the people of Stretford. And as we find out more and more about the proposals then it seems that it is our money and not UA92 money that is being invested - so let's do something really really good and special for Stretford residents - make sure investment works for all and not just for some here today gone tomorrow millionaires.	12/19/2017 4:43 PM
5	People's genuine ideas and concerns are NOT really being sort.	12/19/2017 4:36 PM
6	1. If new employment opportunities are available then Stretford residents must be prioritised. There is precedent for this (MCC made this a requirement in Gorton when Tesco was built). 2. The Council must show how it will address the demographic pressures of significant increase in population. 3. There should be a comprehensive Environmental Impact Assessment for the whole plan not on a planning application by planning application basis. 4. Pedestrian and cycling infrastructure must be addressed and not as an afterthought. 5. More clarity on some of the proposals for Gorse Hill is needed: "innovation corridor" and "promenade route".	12/19/2017 3:15 PM
7	See previous comments the area needs gentrifying and regenerating not with the current proposals of ua92 which will devalue the area and make another mini fallowfield . What a carve up it is	12/19/2017 2:48 PM
8	You need to open this up to a genuine public consultation. This survey is unethical and uses leading question design to steer people towards positive responses. It's disgraceful.	12/19/2017 2:46 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

9	I'm concerned to hear that development plans for Turn Moss may result in public access bring restricted to sections of this green space - ie fenced off areas. I'm more worried about the impact any development could have on wildlife in this area, especially when the use of artificial grass is factored in. Putting on one side the amount of energy it takes to make this product, anything that threatens the habitat of birds, butterflies and bees is a backwards step. We should be working tirelessly to protect our dwindling natural resources like Turn Moss, not destroying them bit by bit.	12/19/2017 2:41 PM
10	Making a success of the canal to Stretford centre corridor is paramount to developing Stretford into a desirable place to live, work, visit and shop. The plans should ensure they have the appropriate vision and consideration on improving the public realm in partnership with the community.	12/19/2017 2:37 PM
11	Public transport improvement are not sufficiently planned especially as no mention of allowing bikes on buses and trams which would increase health and wellbeing of residents and students. Improve air quality and reduce environmental impact of the increase of residents.	12/19/2017 2:03 PM
12	Ua92 worst idea	12/19/2017 1:26 PM
13	I think community engagement is important, but I am very glad and supportive of the MasterPlan, and I think it represents an overdue investment in an area with a great deal of potential.	12/19/2017 12:57 PM
14	Yes another Masterplan Revitalised that is respectful of Stretford and its residents views.	12/19/2017 12:24 PM
15	Reduce rent and rates to encourage new shops in the centre. Ensure increased Tram facilities will be available and clean up the station/ add cctv and extra policing for safety.	12/19/2017 11:12 AM
16	I do not understand why Manchester University has sold a piece of land next to the running track in Longford park that could easily have been used as student accomodation rather than private housing and the Lacy St site could have been used for private housing instead. Students would then have been closer to facilities in Longford Park and have am much safer journey to college as they could have developed cycle routes along Kings Rd and through Longford Park which would be safer than along a busy main commuting road.	12/19/2017 11:04 AM
17	n/a	12/19/2017 10:54 AM
18	How about you actually publish detailed plans rather than vague big picture statements? It's impossible to have a functional public consultation when there is so little detailed information on display. For example, no market research suggesting how many students and what kind of student (e.g. owns a car, local or not) has been made available, which is quite shocking for an initiative of this size, especially now we know of the MMU initiative at the Etihad. Additionally, the absence of health and environmental impact assessments and of traffic management plans are particularly egregious errors on the part of the council. How do we know what is being consulted on when the basis for the consultation is not known to us?	12/19/2017 9:50 AM
19	Traffic is the biggest obstacle to improving Stretford and surrounding areas. I see no major bold visionary thinking in the masterplan to change this, rather the opposite. Very underwhelmed by nearly everything in the masterplan. Seems all about pandering to UA92 in order to get the investment but very little thought about how this will long term bring improvement to the community.	12/19/2017 9:32 AM
20	As part of the masterplan, I would like to see Trafford commit to tackling the problems motor traffic has in the area, particularly around air pollution and reducing rat-running by introducing filtering on residential streets. I would also like to see Trafford improve the safety at many of the major junctions in the town, particularly for people walking or cycling. The council need to look at the key routes people take in the town, such as commuting and the school run to make active travel a more attractive option, so people are less inclined to drive.	12/19/2017 9:22 AM
21	I feel that this consultation has been rushed and that this online survey is deliberately biased to ensure that it looks as though people are supportive of the new masterplan. However, I do suspect that the UA92 proposals will go ahead despite objections. I do hope that, at the very least, there will be a major rethink about the siting of student accommodation which should be spread across different parts of Stretford. I am also concerned that a significant part of Turn Moss should not be leased to a professional football club from outside the borough. In addition I would hope that councillors would give priority to the needs of local residents in every individual element of this new plan.	12/18/2017 11:59 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

22	Redevelopment on lacy street should be community leisure space - a massive student block will have a severe impact on community mix and not save the mall fortunes. Retail space needs external access so units can manage themselves and serve the wider community. The metrolink is also at capacity, especially at peak times. It will become impossible to commute from Stretford into manchester as I believe there are no plans for metrolink to be able to run additional double trams on line with current system.	12/18/2017 10:12 PM
23	No.	12/18/2017 9:54 PM
24	If we bring more investment into Stretford other good things will follow - the new university sounds like a fantastic opportunity - if we make sure that all new buildings and facilities look pleasant and make Stretford a more attractive place to live.	12/18/2017 9:43 PM
25	Stretford residents are sick of being told what is good for them and that we should go along with whatever proposals are presented. Regeneration should involve residents. It should not be something that is done to them by people who do not live in the area and will not have to live with the outcomes of decisions imposed on us.	12/18/2017 9:06 PM
26	Invest in public transport from Stretford across the city and into the city centre. The bus to the Lowry (no 24) has just been axed - before it had a chance to get popular. We cannot accommodate an influx of people unless the services are in place for them	12/18/2017 8:43 PM
27	Another secondary school is sorely needed close to the old Trafford area.	12/18/2017 7:59 PM
28	The community should have been involved in the decisions about the master plan - not simply consulted about things as per this consultation process	12/18/2017 4:05 PM
29	I just where I live to a nice area - I pay my council tax and - cannot get the council to change the lighting on 26 Royston Road, Resurvice the road, remove the overgrown that are tilting - if there is a storm probably fall on my house, all the pavements are uneven.	12/18/2017 3:32 PM
30	I have grave concerns regarding the pressure on NHS/GPs the number of students will cause for everyone else	12/18/2017 3:31 PM
31	This consultation is a joke the questions are really badly written	12/18/2017 3:25 PM
32	A plan that genuinely benefits residents and future families of Stretford rather a plan that puts first the profitability of education as an Investment only benefiting a small number of wealthy people.	12/18/2017 2:55 PM
33	The athletic stadium is a heavily used community facility and could be part of the UA92 proposal so that students and the local community can access more modern facilities	12/18/2017 2:27 PM
34	Yes, as far as I know, you have never consulted the residents of Hulme + Cholton who live on the border of your propose development zones.	12/18/2017 9:23 AM
35	Opposed to plan. Do not want a University or a student population here in Stretford. No need for it. Will ultimately bring down the area. The housing market will be adversely affected	12/18/2017 9:07 AM
36	Consider impact on health services - eg do we have enough GPs? Can practices cope? Should we be considering extra sexual health and well-being clinics for students?	12/18/2017 12:08 AM
37	Turn Moss should be a protected green space, Outside of the original hard standing no building works should be allowed. Transport is a massive problem, car crime/vanadals mean that car insurance is amongst that highest in the UK. Insuring a car fully comp. in Stretford is almost impossible for young adults, young adults in stretford are reliant on public transport.	12/17/2017 11:58 PM
38	I don't think you care abut what the local community think. The fact UA92 was launched and we as a community heard it at the same time as everyone else is testament to that. You have already made decisions on how we are to progress the masterplan, against what was originally consulted, and made this survey unfairly biased towards a positive outcome. The people of Stretford deserve and want change but we wont' accept anything you throw at us as if we should be grateful we are getting anything at all. I hope you listen to feedback.	12/17/2017 10:33 PM
39	it will still being higher expectations	12/17/2017 7:22 PM
40	No	12/17/2017 4:20 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

41	I am a volunteer at Stretford Public Hall and it has a brief mention in the plan. It is essential that the plan works with community groups such as the Friends of Stretford Public Hall in order to make these facilities work for the community. We have been working hard for a number of years now to try to rebuild a space for the community to use but have faced many barriers along the way. Working with this project in order to ensure the people of Stretford have a better town to live in and more facilities and choices available to them would be beneficial to both parties.	12/17/2017 3:39 PM
42	It is difficult to know whether there is the opportunity to put other comments in the questionnaire so I'm putting them here. I would say that in no. 14 I have been very apprehensive about what I have put a tick against. I feel that this could be used to support a stance which I would be against. I would also say that money talks. From conversations I have had there is still a very strong feeling that residents' opinions will be over ridden by business.	12/17/2017 10:11 AM
43	no	12/17/2017 9:22 AM
44	Think about the local community, and don't make assumptions that any investment is an improvement and better than the great community we have	12/16/2017 8:55 PM
45	If the whole Lacey Street area is redeveloped then open space should be left next to the canal for people to sit and for cafes/bars to operate. There should be pleasant and attractive access to this public space from the A56, signposted from the tram stop and other public transport.	12/16/2017 4:26 PM
46	nope	12/16/2017 2:03 PM
47	we need a youth club and a skatepark	12/15/2017 10:17 PM
48	no	12/15/2017 5:11 PM
49	Stop trying to con the public! Develop it for locals not students. Open up canal side with bars and stylish housing for locals not student accommodation.	12/15/2017 3:04 PM
50	Keep the sorting office! Why sell us out to students and class of 92.	12/15/2017 2:51 PM
51	Develop Stretford for locals not students why do we always get the shit end of the stick and the wealthier areas of the borough get investment.	12/15/2017 2:32 PM
52	The way the council have just colluded with u92 footballers is atrocious & kept these plans & local councillors in the dark. Develop Stretford for locals not students.	12/15/2017 2:10 PM
53	Consultation with the GAA and St Lawrence's GAA Club regarding the development of Turn Moss	12/15/2017 2:06 PM
54	MAKING SURE THE TRAFFIC ISNT ALWAYS CRAZY AND ITS SAFE TO CROSS	12/15/2017 2:00 PM
55	Don't sell us out to class of 92 or students	12/15/2017 1:55 PM
56	Keep the much used sorting office! Develop Stretford for Stretfordians! Not for students.	12/15/2017 1:50 PM
57	Keep sorting office	12/15/2017 1:22 PM
58	I believe this whole consultation is a missed opportunity. The consultation seems rushed and to cover too many areas - a site-by-site consultation of detailed plans would have been preferable. While I support the idea of development and UA92 I cannot support such vague plans which are admittedly evolving. I would like consultation on the evolved final plans.	12/15/2017 1:22 PM
59	Keep sorting office. Demolish mall and put the high rises there. Open up canal side with shops and bars for locals not just students. Kellogs site; Lining pockets of class of 92 & not for benefit for Trafford residents but for students from outside.	12/15/2017 1:18 PM
60	Ensuring the needs of the resident and working population within the area have the same opportunities to take part in sport and physical activity as more suburban residents and workforce do. Design will be the key to ensuring this happens.	12/15/2017 9:51 AM
61	You have completely missed the opportunity to make the Bridgewater Canal a major feature of Stretford, and to make a key asset for the people of Stretford. Policies in the Core Strategy stress the importance of the Canal and the Town Centre proposals that you have put forward would fail to meet planning policy and would be harmful to the effective regeneration of the area.	12/14/2017 10:20 PM
62	put local residents views in this before those from out of the local M32 area	12/14/2017 9:37 PM
63	What would the impact be on the tram network with the proposals	12/14/2017 8:38 PM
64	The masterplan is focussed on one business' needs not the communities	12/14/2017 8:33 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

65	As a Community many of us feel walked over by the Executive Committee and sadly we can do nothing about it at the ballot box. It is time the Executive Committee reflected all the residents of Trafford and not just the south of the borough. Question for the Chief Executive- when will we be seeing the financial implications of the plans so far?	12/14/2017 8:25 PM
66	The student accommodation would be better closer to the university with the leisure facility closer to lacy street and the community centre	12/14/2017 7:49 PM
67	CPOing a building that is earning money through renting communication space will fail and is a waste of councils money	12/14/2017 7:39 PM
68	no	12/14/2017 7:14 PM
69	no	12/14/2017 8:38 AM
70	It needs community input and rewriting	12/14/2017 7:38 AM
71	Yes it needs re-writing a terrible document that is purely driven by UA92	12/14/2017 7:38 AM
72	Don't build a university in the middle of the community when the spaces could be used by local people.	12/13/2017 12:54 PM
73	Please try to entice the 'big names' back. Stretford Mall is a depressing place to shop. I live right behind it near Sandy Lane, but now Tesco has gone I won't be shopping there anymore. The shops that are still there that I do use are in Urmston where I work, so I'll shop there instead. It's a shame to say I'm taking my business elsewhere but until Stretford can be drastically improved it will remain a dismal experience. Whereas friends and family talk about popping out to the corner shop for essentials, Stretford Mall is my corner shop. Invariably the one 'essential' I popped out for would mean me returning home with a bag of bargains I had no intention of buying when I left home. I've shopped there for 31 years and names like Mothercare, Wilkinson's, Woolworths, TJHughes, Superdrug, Iceland, Stationery Box, Clinton's and now Tesco are fond memories. What a decline. Such a shame. If money was no object, I'd suggest bulldozing the entire building and starting afresh.	12/13/2017 9:40 AM
74	Get the care of the area sorted out ie general maintenance, which is so badly done by Amey, before bringing in such a lot of disruption. Our Council leaders should hang their heads in shame for allowing Stretford to become such a dreadful area.	12/13/2017 8:09 AM
75	Worried about Stretford becoming over run with student flats, noise pollution from student parties and overflowing bins. Fallowfield springs to mind and that is a total dump of an area- dirty, disposable and full of drunk teenagers! Will this happen to Stretford?	12/13/2017 12:12 AM
76	In my opinion you should mail an informative leaflet so more people get informed	12/12/2017 11:18 PM
77	Worried about housing prices in gorse hill and the area being taken over with student housing	12/12/2017 10:33 PM
78	Developing existing lacy street housing estate - it's an eyesore!	12/12/2017 9:47 PM
79	I sincerely hope the community are listened to and this is not a token consultation as there is much anger at the current proposals locally.	12/12/2017 8:24 PM
80	I believe that an influx of students will get detrimental to the existing population of Stretford.	12/12/2017 5:01 PM
81	no	12/12/2017 4:49 PM
82	Loans to help new small businesses set up.	12/12/2017 4:06 PM
83	As above.	12/12/2017 1:33 PM
84	Getting local people employed.	12/12/2017 12:03 PM
85	Kellogs site; if the leisure centre will replace the old one and is not accessible to the public then the current residents funds are being used to remove their fitness source.	12/12/2017 11:51 AM
86	Include the community that is already in Stretford in all the plan.	12/12/2017 11:40 AM
87	Kellog site comments; Concerns with the site & proximity to sports venues. Concern with the area around the site and how students feel about the area.	12/12/2017 11:29 AM
88	Redevelopment of kellogs site: good usage of previously developed land	12/12/2017 11:21 AM
89	Traffic	12/12/2017 11:17 AM
90	Be careful not to push out communities, in favour to new trendy communities and students.	12/12/2017 11:06 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

91	Worried about HMO's in horse hill. There is a good community feel in the area and if we start seeing a high turnover of residents this will be lost	12/12/2017 10:14 AM
92	Yes think again and ditch UA92 and think what is best for the community in terms of affordable housing, social provision, help for the young, and how to generate and foster a sense of community in Stretford.	12/12/2017 10:10 AM
93	From what I have seen and heard the uni is a done deal. This will be a disaster for the area. Instead it of becoming more like Urmston and chorlton it will become like fallowfield and rusholme, which is not a good thing	12/12/2017 10:07 AM
94	Volume of students around kingsway and edge lane will totally disrupt area, far to big a building for that corner of busy roads	12/12/2017 9:37 AM
95	No	12/12/2017 9:01 AM
96	It is a negative step: the council should support the existing universities and not give council tax money to a few individuals. It should support the existing charity universities	12/12/2017 12:57 AM
97	I'm not sure there is room in this text box for what you might have missed. Please read and genuinely act on Tom Ross' consultation feedback. Please do not close any existing community facilities without running full, separate consultations, preferably conducted by a mutually-agreed independent agency. Please genuinely consider feedback from all local residents	12/11/2017 10:56 PM
98	Council commitments to deliver not just relying on private developers who have let Stretford down for far to lag.	12/11/2017 5:14 PM
99	You aren't meeting my needs as a resident.	12/11/2017 10:50 AM
100	I will write under separate cover as this text box is not conducive to long form.	12/10/2017 6:25 PM
101	Could this be an opportunity to ensure vehicles are parked in car parks , and on driveways not on the streets to free up roads for cycle lanes , to encourage more people to cycle/walk. My neighbours' all have driveways on Kings Rd but in the last few years they don't use their driveways but park on the street (I make a point of parking my shared car on our driveway to keep it out of the way and use public transport most days) .	12/10/2017 5:56 PM
102	Ensuring business rates are attractive to businesses - there is a high turn over of businesses in Sale due to the high rates. This could make Stretford an unattractive risk if this is not considered.	12/10/2017 5:18 PM
103	What for you to ignore them? Residents have wasted two years having meetings with the council and at no point have you mentioned UA92. Trafford Council only care about Altrincham!	12/10/2017 2:01 PM
104	Tackle congestion on A56. Ensure there is a demand for campus before building it. Site accommodation nearer to campus.	12/10/2017 11:59 AM
105	It's a shame that Stretford has suffered for so many years. The master plan is a double edged sword. This isn't rejuvenating the area, it's simply hoodwinking the community. Why do 6000 students need to be dumped here? And is this what it takes for Stretford to get some investment? We'll take away your subways, make it dangerous to cross the road, we'll dump 6000 students on you and give you an eyesore of a high rise. We'll put some lights outside the mall... that no longer work!!... hey Stretford... you've been rejuvenated!! I don't think so!! Poor plans, and nothing for the community... get out of Nevilles pocket.	12/10/2017 9:59 AM
106	This survey is too little too late ....you have already made mind up sod the residents	12/9/2017 6:56 PM
107	I would like to see a much stronger, clearer vision for transport in the Stretford area. There have been various comments from the council mentioning 'good transport links' but these could be much much better and will need to be if the UA92 plans go ahead. I would like to see the Masterplan really getting to grips with the transport issues facing Stretford and Old Trafford including a sound analysis of current traffic problems together with impact studies for proposals. Trafford has an opportunity to be a pioneer in providing radically improved cycling routes and facilities in Stretford. Cycling is being adopted more and more and Greater Manchester has the potential to be an ideal place for it. Why don't Trafford become a leader in the field, rather than wait for other places to improve and then try to catch up later? I would like to see cycling given much greater attention as part of any transport plans. This includes providing fast, safe, convenient, dedicated cycling routes that are prioritised over motor traffic. There should also be plenty of convenient cycle parking at key locations, such as Metrolink stops.	12/9/2017 2:16 PM
108	No	12/9/2017 11:10 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

109	The plans should be co-produced with the local community. This means that future plans should not be presented for consultation after having been development in secret. There are good examples of community plans that have been led by local people. There is also more local skills and knowledge and creativity to produce better designs than when the Council and Developers do it behind closed doors.	12/9/2017 11:05 AM
110	Yes start listening to public opinion and act on it, remember your jobs and pay are paid by the local residents via the council tax that they pay and receive very poor service for	12/9/2017 9:39 AM
111	Move the leisure centre to the lacy street site. Improve the centre and access to the canal for the community not for 6,500 students	12/9/2017 9:14 AM
112	no	12/9/2017 5:50 AM
113	I like the wind turbine treed yhey have put up in paris.	12/8/2017 11:49 PM
114	No confidence in our council and the powers that be(who are just money drivenand not community focused) that any of the suggestions and comments made by the local residents at the consultation meeting will be listed to or actioned. I you can't improve a busy junction at Chester road, what change have we got going forward. Please listen to the local resident who don't want a monstrous student complex and what a better alternative to garner community spirit.	12/8/2017 10:46 PM
115	Stretford has a vibrant and mixed community. It feels relatively safe has great transport links and access to the city, the canal and motorway network. What it lacks is a centre which people can act as a focus for the community. The Public Hall is a brilliant community asset and will only grow and increase its role in the area. The two big blocks on Stretford achieving its potential are the Mall and Chester Road. We have to accept the latter is always going to be there, but The Mall can be improved massively by either knocking it down and redeveloping afresh like in Hulme, or knocking down the car park and the miserable frontage on Kingsway and allowing some organic development along there which could become a new a vibrant centre for the area.	12/8/2017 10:20 PM
116	ensure safety of people who walk and ensue that the wildlife on turnmoss are not affected	12/8/2017 9:26 PM
117	No high rise no building higher than 3 stories	12/8/2017 9:05 PM
118	The impact of thousands of students to the area.	12/8/2017 8:42 PM
119	Stretford needs a central community centre. Make affordable opportunities for small local businesses and that includes creative industries (a creative hub...good for students too!). Allow small local businesses, including creative industries, to bid for any contracts....actively encourage them to do so. Begin by talking to people...communicate, and don't appear so stoic and stuffy, which has now resulted in a 'them' and 'us' stance. I'm happy to work together for a better Stretford. Believe it or not we are an educated population who will embrace change if you embrace our feelings, opinions and ideas. The backlash has occurred because we have been historically ignored/forgotten. Please change this.	12/8/2017 6:00 PM
120	Don't do any of it.	12/8/2017 4:54 PM
121	consultations events have been held at difficult times. Where are the minutes of th meetings that have happened?	12/8/2017 4:17 PM
122	The quality of the Architectural proposals	12/8/2017 4:15 PM
123	I don't agree with private ventures such as this - seems like it could be a white elephant that the tax payer will end up paying the price when it fsils	12/8/2017 4:10 PM
124	Streford needs investment but working with the community is key. creating tower blocks and earmarking green space for development is not the answer. Taking control of derelict buildings and creating community hubs is the way forward	12/8/2017 3:59 PM
125	Ensure house prices are stable build more of them and preserve parks etc. Step up police patrols. try and limit traffic as much as possible. Try & allow an open minded approach to students living in Stretford not just the old people who moan about pizza boxes on floors etc. ensure Stretford is kept cleaner. More bins around. A BETTER STRETFORD MALL I can't emphasise this enough if you cannot make Stretford mall better before students start reigning in. Then you've ruined something that could be great. The more new businesses like pubs clubs etc you can offer the better.	12/8/2017 3:56 PM
126	The student housing should not go on Lacy street. This will have a huge and negative impact on local residents in so many ways. Please be sensible.	12/8/2017 3:55 PM
127	More for the younger people to	12/8/2017 3:45 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

128	No	12/8/2017 3:08 PM
129	It's been clear that you've stopped working on anything for m32 since St Gary arrived. It's disgusting- I am horrified at the arrogance exhibited by officers in presenting this as the only game in town. I would rather you did nothing.	12/8/2017 3:07 PM
130	The building for Lacy street us not inkeeping with the area	12/8/2017 3:04 PM
131	No	12/8/2017 2:43 PM
132	See above	12/8/2017 12:39 PM
133	Demolish the Mall. Build new houses and shops, clean up the canal and out a fulter in the traffic lights at Chester Road. God alone knows why you allowed that. And get done proper lighting, this current street lighting is ridicules. .	12/8/2017 8:15 AM
134	Extend this consultation period. I also think that some of the questions were worded to make limited responses rather than broadened ones.	12/7/2017 10:54 PM
135	No	12/7/2017 8:47 PM
136	need to look at the improvements made in Urmston as a guide	12/7/2017 8:41 PM
137	Bring real investment not a 3rd rate university that will fail. Trafford are loosing out the MCC and Salford for real business and industry, get your act together!	12/7/2017 12:07 PM
138	No	12/7/2017 10:39 AM
139	Traffic , access to turn moss.	12/6/2017 10:07 AM
140	I cannot see anywhere a requirement for the provision of affordable social housing within any of the proposed redevelopments. There is considerable pressure on housing stock in Trafford and the council should take the opportunity to require developers to include a substantial proportion of units available to social tenants, or at affordable rents. This would help ensure that the newly developed sites are not only the preserve of buy to let landlords who rent to students, but are inhabited by a broad range of citizens.	12/6/2017 12:43 AM
141	Provide clear and transparent consultation, survey and information on proposals	12/5/2017 11:32 PM
142	You've missed your own opportunity to engage with the aspirations of the community by developing it for a footballer and some students rather than the people who live here. You already have the model of how to improve a town centre, look at Altrincham: I've worked there for eight years and in that time the area has done nothing but improve. However the council has given the impression that they are more interested in other areas of Trafford, Stretford being an embarrassment to sell off.	12/5/2017 8:56 PM
143	You have already made up your mine. e.g. for Stretford, we have nice people don't spoil it	12/5/2017 3:56 PM
144	Please invest in Stretford for the people please do not ruin our community and turn us into a university campus	12/5/2017 3:19 PM
145	Signage, branding, font development for large scale, information to welcome people to Stretford - from M60, from A56 and on Metrolink.	12/5/2017 3:08 PM
146	Build more accommodation for residents	12/5/2017 3:05 PM
147	A community farm type project further down the canal by the Mersey would be interesting	12/5/2017 3:03 PM
148	Ensure that any building s of accommodation should be for permanent residential buildings.	12/5/2017 2:56 PM
149	The Green spaces need to be kept along A56 not built on. This will help curb pollution and help keep Stretford unique instead of just another built up area to drive through. The trees do need trimming.	12/5/2017 2:52 PM
150	Stretford also includes Lostock and Gorse Hill, so a community centre for all residents maybe.	12/5/2017 2:23 PM
151	New leisure centre built nearer town centre?	12/5/2017 2:21 PM
152	I think you have missed the current community in these plans - regeneration for those already living and those wanting to live in Stretford needs to play a higher priority in creating effective regeneration plans. I would like to see Trafford Council commit to a bold plan to green the area, by improving traffic plans, and by developing green living solutions to attract others to the area and by creating more, not reducing, open spaces and leisure facilities. This does not feel like a creative solution to the ongoing underinvestment in Stretford & the broader North of the Borough.	12/5/2017 2:09 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

153	As part of the masterplan, I would like to see Trafford commit to tackling the problems motor traffic has in the area, particularly around air pollution and reducing rat-running by introducing filtering on residential streets. I would also like to see Trafford improve the safety at many of the major junctions in the town, particularly for people walking or cycling. The council need to look at the key routes people take in the town, such as commuting and the school run to make active travel a more attractive option, so people are less inclined to drive.	12/4/2017 10:12 PM
154	UA92 will do nothing to help regenerate Stretford Town Centre - the net effect will be detrimental.	12/4/2017 7:57 PM
155	The Mall needs new businesses to be encouraged and existing ones need to be retained. A good variety of shops for the general public is vital.	12/4/2017 4:51 PM
156	Where is the investment coming from, have you explored possible trade links to Ireland and the scandinavian countries that have a link to the area through MUFC and could be beneficial post brexit to the area.	12/4/2017 10:12 AM
157	Gorse Hill high street needs some consideration and could potentially offer more community amenities.	12/3/2017 8:11 PM
158	no	12/3/2017 8:53 AM
159	Yes please don't do this. It's a very bad idea for the local community.	12/3/2017 6:29 AM
160	UA92 is not Stretfords only chance of redevelopment. Lots of young professionals moving into area. Please do not scare us into thinking this is our only chance	11/29/2017 10:26 PM
161	The plans outline a £26m investment in the area, but what about the cost to the council of introduction of such a high number of students, who don't pay council rates, but cause an increase in council run services such as bin collections? What guarantees are we to be given that the area wont suffer (ie cleanliness will be maintained) but council rates for local residents wont be increased to compensate?	11/29/2017 5:06 PM
162	The public have a right to be fully informed of all plans. This has not happened so far and as such has created an atmosphere of mistrust and suspicion around the entire project. Greater transparency is required. We, the public remain to be convinced that the project will benefit he community with any new facilities and services existing only to cater for the proposed student population.	11/29/2017 5:03 PM
163	There is no consideration of local residents in the plans. There is nothing for local other than higher council tax bills, litter, hideous minging high rise and a crappy present uni with no sustainable business plan. We're being short changed - every other area has great plans in trafford ours is frankly crap.	11/28/2017 6:45 PM
164	Already put ideas across in meetings and on this document	11/28/2017 5:35 PM
165	Gorse Hill, should have some inclusion in the master plan considering its part of Stretford. It has to put up with all the influx of United tourism, but it's being left out. I travel to University using the Trafford park station, the bridge at the back of gorse hill is not fit for purpose. I feel unsafe, there is no lighting.	11/27/2017 9:01 PM
166	Prioritise the needs of the existing residents in any proposal	11/26/2017 8:32 PM
167	Put people before profit.	11/25/2017 4:26 PM
168	I think the ought to be a greater focus on environmental impact, both in terms of air quality and damage to natural habitat/flood plain on Turn Moss.	11/25/2017 4:06 PM
169	I would like to suggest having heard Theresa Grant and her comments at two of the consultations, that she should do her homework on the area a bit more thoroughly and not think that the people of Stretford will be a walk over.	11/24/2017 3:34 PM
170	I feel Trafford has been in decline for a number of years having been poorly managed. Roads have become more untidy, leisure facilities have been in decline and infrastructure can not cope with numbers of residents. I do not feel the introduction of students into Stretford is the right thing to do at all. Having students results in higher levels of anti social behaviour and crime.	11/24/2017 1:58 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

171	Trafford council have signed up to UA92 without consultation. The supposed consultation you are asking us to comment on amount to damage limitation as you now are obliged to provide for the students you have agreed to having at UA92. There is a similar bid at MMU in conjunction with MCFC. Manchester needs houses for residents not an increase in its already large student population. If we have to have 6500students then spread them out and put residence for students on the Kellogg site. Do not give us or the students high rise flats on Lacy street. Bring the hotel here to kickstart the night life. Make landlords of houses where residents don't pay council tax liable instead	11/23/2017 9:13 PM
172	Only to say make sure you follow through. First chance in years to supercharge the area. So close to the city, the opportunities are there. Build bold and design out the mistakes and flow pinches and the area has potential to out class Chorlton.	11/23/2017 6:56 AM
173	Get Manchester United and LCCC to contribute.	11/22/2017 8:44 PM
174	This consultation is very poorly run	11/22/2017 4:57 PM
175	This masterplan needs to be for local people. Why is trafgoed council so desperate to jump on the back of funding to change the masterplan to open a university which is not required. Invest in your local communities!	11/22/2017 2:24 PM
176	It needs to be fair to the whole community, not just Trafford gaining as much revenue as possible. A lot of green spaces are being replaced with buildings, adversely affecting CO2. Waste management and the increased traffic and noise needs to be evaluated. As previously mentioned the revised boundary of accommodation is too large, and too ambitious to destroy a community in a few years.	11/21/2017 10:56 PM
177	Changing Places toilet facilities. These are really important for those with disabilities to access these improvements and be included not excluded.	11/21/2017 8:59 PM
178	How will it benefit local schools? Children here will suffer from decreased air quality (already poor) with a huge increase in people - what compensation will they receive? Following the current time frame my 6 year old will be old enough to attend UA92 by the time the proposed lacy street development is complete - should she have to live on a building site for two thirds of her life? What impact will this have on her health? Has a health impact assessment been done for residents of all ages? I also have huge concerns re: attracting a transient community - this is a family orientated area, not suitable for young adults leaving home for the first time. I am concerned that families will be priced out of the area by student lets (priced per room). I love Stretford, I chose Stretford, I didn't choose Hulme, or Fallowfield, or even Chorlton. We need a town centre make over akin to Urmstons, not 6400 students in a Tower block.	11/21/2017 2:13 PM
179	Yes Stretford has been neglected and been on the decline for many years now. However I feel whenever any proposal gets mentioned the locals start objecting. Yet they are very quick to criticize. Many locals are wanting a nightlife in Stretford and comparing it to Urmston and Sale. What they are failing to understand the implications of this. Urmston has its fair share of drunken and disorderly offences and serious crimes involving gang warfare and firearms. If the people of Stretford want to maintain their community I believe there should be very little or no bars if you want to keep the crime rate in Stretford low. I do believe and hope the council will provide extra Police in the area as they do around Owens Park and other student areas. Apart from that the sooner we can have this project started the better for Stretford.	11/21/2017 12:46 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

180	I think community consultation is vital. I think you should be working with the local architect in Stretford Public Hall - he is working with international students on getting interesting and innovative designs into public spaces. We need to encourage a health and diverse mix of households. We don't need more fast food outlets We need less space given over to cars. We are cut up endlessly by roads (A roads and MWay) We need improvements in cycle ways and getting people moving. you seem to be doing this. Stretford is a key area in Trafford - your efforts I can see have really engaged with this. historically it was very important for Manchester. The overarching issue is to overwhelm 50 years of an Arndale culture, in the knowledge that changes will attract new people into the area. You need to take account of the need for new schools I think. I would also say that there needs to be destination in terms of a theatre or live music. We need to take advantage of peoples desire to stay near the City Centre, moving to Chorlton and then out to Stretford. There is a lot of optimism and I think you are capturing that. My main concern is making sure that the type of retail is sustainable and that the population has the opportunity to buy regional and local goods and services on their doorstep through new retail outlets - markets, etc. We need Trees planting all the way on the A56. We need cycle ways like on Oxford Road Better walking and cycle connectivity to the canalside and Chorlton Ees and Stretford Meadows. Connecting through pathways across to the other parts of Trafford - Sale, Ashton is also important in this way. Single lanes of traffic please from High lane/Edge Lane to Urmston Lane Double lane max on A56 or single lane as in Altrincham, Sale and Timperley. Please lose those lanes of traffic. Its destroyed the heart of Stretford also - a monument to where the Town commences - I like the Altrincham monument. Do we need an interchange for buses and trams? Can there be something like that to encourage more use. Finally - be brave! People are always afraid of change Use good innovative quality materials and no concrete please. good quality materials. That are going to last. Knock the mall down and start again. Build streets and buildings. Could you dare to? I think you should!	11/20/2017 3:53 PM
181	Having a university for 6000+ students will greatly affect the area..increased theft, residential accommodation becoming student houses, families moving out, etc.	11/20/2017 1:45 PM
182	we don't need a masterplan, we need a series of plans, implemented in conjunction with the residents, developing trust as each one is implemented	11/19/2017 8:11 PM
183	I want to know what is happening to the itron site	11/18/2017 7:31 PM
184	Yes it needs completely re-writing and the masterplan should be written with the community first not UA92	11/18/2017 5:56 PM
185	Sports hall for cycling for the disabled/able body, specially adapted bikes & regular bikes for all!	11/18/2017 3:13 PM
186	To make sure sufficient car parking is maintained for those who currently use Lacy St & for the future students who may move into the area. In the past Trafford have ignored parking & created problems all over Trafford.	11/17/2017 6:00 PM
187	Start again! Stop trying to rush it through! More measured approach! Real plans and real proposals with fully researched facts! What are the benefits really?	11/17/2017 10:38 AM
188	Communication with locall business people who use the area - turn moss	11/17/2017 7:50 AM
189	No	11/17/2017 7:23 AM
190	This all seems to be decided anyway so not sure how to answer this. . .	11/17/2017 6:24 AM
191	making sure that ALL THE FACILITIES planned are fr all the local people	11/16/2017 11:46 PM
192	The opportunity to be honest with the public was clearly lost some time ago as this has clearly been in the pipeline, and agreed in principal, for many months, if. It years before being made public.	11/16/2017 11:32 PM
193	Air quality reduce traffic speeds. Develop suitable units for modern day local businesses. Partner with another successful turnaround town and learn from their initiatives. Protect the growing young professional community (chorlton overflow) and encourage that community to grow.	11/16/2017 11:19 PM
194	Get rid of the Mall. It isn't fit for purpose and is unattractive. Businesses have tried and failed to get started in there due to high rates.	11/16/2017 4:44 PM
195	Please do not go ahead with such a short, rushed development like this UA92 one in Stretford. It is just not right. Other development will come and it needs to be right for the area. Do not impose a student town on us. It is not what the majority wants (and if you talk to people, you'll see this is true).	11/16/2017 4:36 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

196	Warwick Road South onto Ayres Road has a lot of potential (given the metrolink, proximity to Manchester and Chorlton). It currently looks semi derelict. If developed right, it could start a regeneration of the wider ayres road area which seems very rundown.	11/16/2017 3:34 PM
197	Safety for our children and elderly ... We need more police. We want more doctors and healthcare walk in centres. Rid Stretford of speeding moped,scooter,quad and none taxed,none insured dangerous riders.	11/16/2017 2:15 AM
198	I have no confidence in the council you will do what you want .You spend money on other parts of trafford but not us this is just a get out so you don't have to spend in stretford	11/15/2017 5:41 PM
199	The opportunity to enhance the area has been overlooked. Your plans will ruin Stretford.	11/15/2017 4:38 PM
200	Stretford marina, develop waterside bar/restaurant and subsidise cheap water taxis too and from city centre	11/14/2017 11:37 PM
201	The Mall would be a better location for the library to increase use. Residential provision for the increasing elderly population needs to be taken into account including ease of travel to and from shops, libraries, restaurants etc. Softening of the Mall multi-storey carpark on Kingsway by having a "living wall" of plants is another suggestion. Opening up access to the canal is a lovely idea but it would increase litter so that extra provision of litter collection would be needed (including litter thrown into the canal).	11/14/2017 8:35 PM
202	The density of the proposed student accommodation will have a negative impact on the area. It won't be transferable if UA92 doesn't succeed (a real possibility when the personal cost of HE keeps increasing)	11/14/2017 8:17 PM
203	This whole scheme smacks of the Tesco debacle. It feels like it is all being done for the benefit of business - not for the good of the community.	11/14/2017 7:59 PM
204	The proposals do not fully accomodate the expected influx of 6000 students without compromising facilities for the existing population.	11/14/2017 5:41 PM
205	get rid of the motorway way through stretford, make it 20mph make it easier ti cycle. The majority of cars i see have one person in them	11/14/2017 4:09 PM
206	- Streford parcel office is closing - students get a lot of post this should be reconsidered. please engage with royal mail.	11/14/2017 10:56 AM
207	i'll tell you when your website lets me see it!	11/13/2017 11:54 PM
208	People mainly want decent facalities. Not students	11/13/2017 10:44 PM
209	How about asking: Would you like 2000 students in Stretford? Would you like the destruction of the character of the town by the construction of a massive eyesore. Would you like local medical services to be overloaded for at least a year. Would you like to see massive increase in traffic and footfall around the urban motorway - chester road. etc etc	11/13/2017 9:28 PM
210	This feels like it is a done deal, you have missed opportunities of bringing the community into the plans and decision making and as a resident it feels as though the council are only seeing the potential profit rather than the effect this development will have on the existing community. With the public Hall developments there is a real independent community growing in Stretford, one that a creative student community could benefit however erecting drab, lifeless high rises, tearing down our trees in favour of road widening and planting young trees in their place, increasing use of certain areas without a care for the impact on public services and public transport seems very ill thought out.	11/13/2017 8:15 PM
211	Don't see how a student population is of any benefit to Stretford residents nor is building high-rise accommodation as planned of any benefit, they will limit light and not be pleasing to the eye	11/13/2017 5:39 PM
212	Kingsway needs to be more pedestrian/cycle friendly. Maybe reduce speed limit to 20mph	11/13/2017 4:42 PM
213	Please read previous notes	11/13/2017 11:34 AM
214	The public lighting by the Bridgewater Canal.	11/13/2017 6:58 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

215	<p>Sir/Madam I would like to raise serious concerns about ua92. I am a resident of stretford and live on Cyprus Street and as such the development will take place very close to my home. Whilst i agree that Stretford needs investment I believe that the redevelopment plan is ill conceived and will have a severely detrimental impact on our community. I do not believe that local residents have been adequately consulted about the proposals. There has clearly been an attempt to not involve local residents until late in the process and the current attempt is not proper consultation as there is already a pre ordained plan of what the end result of this consultation will be. If Trafford council were committed to a proper consultation process locals would have been considered at an earlier stage and would have been asked to contribute as to what form the development would take. It feels very much that the needs of private property developers are being put over those of local people and the way that the consultation process has been implemented feels bullying and intimidatory with leaflets that suggest that if we don't accept ua92 we will get nothing. There are extremely basic issues of infrastructure that haven't been taken into consideration. All the residents of the student village will be required to register with a GP. The closest practice to the proposed site is the Delamere Centre. Resources at this practice are already extremely stretched, to the point where it is difficult to get an appointment. This situation will be exacerbated by large numbers of students registering there also. Trafford council are not responsible for commissioning GP services and so it is hard to see how this problem will be rectified. If the CCG had the funds to commission a new practice they would have surely already done so. A similar problem exists with public transport. Stretford is already inadequately provided for and, again, if large numbers of additional people begin to use the service there will be additional issues with overcrowding. Trafford Council have no way of persuading metro link or stagecoach to provide extra services as they are private companies that are outside of the councils influence. The argument for ua92 seems to be that it will bring additional revenue to the area. There is no evidence whatsoever that this will benefit local residents. This point is based on completely bankrupt neoliberal thinking, which says that if people come to an area and spend money the benefits will trickle down to residents. However I can think of no examples of this happening and it seems hard to see how this may happen here. Students spending money with private retailers seems a poor payoff for the disruption it will bring and it seems difficult to see what benefits it will provide. I work at the university development in Hulme which is much bigger than ua92 and there is no evidence of that these supposed benefits have occurred there. If the argument is that ua92 brings jobs how are Trafford Council to guarantee that these will be none zero hours contracts and that workers will be able to unionise? If the leisure centre is reopened in a university building what guarantees are there that local residents would be able to have the access we currently have? Similarly for the library? Will the same groups for children run in the new private run provision that currently run? Why should residents have public services in private run locations? What guarantees are there that the university change rules and terms of access to benefit students over residents Again the council seems to have not considered this or doesn't care. Again there doesn't seem to be any guarantees, like everything with the plan it seems that we are expected to take the council on trust when we have already been lied to about the development in the first place, thinking from a council which has already lead to us having what essentially amounts to a motorway driven through the centre of a residential area, that has lead to us having a refuse collection and street maintenance service that is not fit for purpose? What guarantees have local residents have that HMO s don't turn the area into a student ghetto like Fallowfield? We moved to our street because it is a family area and not to have our streets taken over by private landlords exploiting an already overheated property market. Stretford urgently needs investment in infrastructure, education and housing done in proper consultation with local residents but not this</p>	11/12/2017 7:53 PM
216	<p>Along with proposed developments in Stretford those in adjacent areas such as Chorlton will also impact on traffic, parking, infrastructure such as schools, GPs and so on. There should be consultation and cooperation with the Mersey Valley and Chorlton Meadows in order to minimise negative impact on these green spaces, wildlife and biodiversity.</p>	11/12/2017 4:50 PM
217	<p>Trafford University is a long way on than UA92 and should be supported</p>	11/12/2017 2:28 PM
218	<p>You have alienated large swathes of the community with the apparent secrecy and back room deals that the masterplan smacks of. There needs to be far more detail and transparency surrounding the whole process if you want to bring local residents on board and avoid organised opposition to everything.</p>	11/12/2017 10:43 AM
219	<p>There needs to be greater clarity and transparency.</p>	11/11/2017 9:29 AM
220	<p>Will be sending email.</p>	11/10/2017 11:41 PM
221	<p>Address illegal pollution levels.</p>	11/10/2017 7:18 PM
222	<p>Provide details rather than headlines</p>	11/10/2017 1:13 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

223	Demolishing the entire mall and redeveloping would be a better option than what is currently proposed. I'd like to see proposals for public space to include better signage for match days which would include events at the cricket ground as well as the football ground as these events often cause significant disruption but aren't advertised to residents in the same way.	11/10/2017 11:20 AM
224	please dont increase the price for leisure gym etc	11/10/2017 10:42 AM
225	At the moment, residents like me, whilst recognising and wanting to improve Stretford, are frustrated by the tokenism shown by Trafford Council in devising and consulting on these proposals.	11/10/2017 10:07 AM
226	I would like to see the needs of the community put at the heart of the plans, not the needs of investors. I understand that there has to be a compromise but it seems like the residents of Stretford are being asked to adapt to the needs of the investors rather than the other way around. I'm really concerned that yet another opportunity to improve Stretford will be wasted. I'm concerned about HMOs becoming prevalent in the area and the effect that this would have on what are now family areas.	11/10/2017 9:35 AM
227	Stretford is a family suburb. Not a student ghetto.	11/10/2017 9:10 AM
228	Why on earth are "traffic flow" and "public transport links" being conflated as one priority? They're totally contradictory!!	11/9/2017 11:33 PM
229	I have worked within the world of Local Authority enforcement around the student areas of manchester, so I am very well informed about the negative (and positive) impact that a student population can have on the long term residents for an area. I think it is vital that the university funds a community cohesion office - a liaison between the police, the council, local residents and students. I think that the only way the situation can work if, when things go wrong, (be it another all night house party, regular comings and goings of drunk and rowdy behaviour, burglar alarms going off during the summer months on empty properties, ludicrous development of properties into 7-8-9-10 bed HMOs) there is ENFORCEMENT. We all know the powers are there, but the university needs to pay for additional council officers, additional policing and additional GPs.	11/9/2017 11:14 PM
230	No	11/9/2017 12:07 PM
231	Speak to the community, don't expect people can book on to meetings, and don't do surveys like this one with your loaded questions	11/8/2017 10:39 PM
232	Stop drip feeding information this has created a culture of mistrust amongst a large proportion of the engaged community.	11/8/2017 10:27 PM
233	Just be open and honest about the specific proposals, cost and impact on local community. We all agree Stretford needs investment, but it doesn't mean we should be thrown scraps and be grateful - other areas of trafford have had significant investment, it's Stretford turn, but MUST be beneficial to the local area/people	11/8/2017 3:29 PM
234	none	11/8/2017 3:23 PM
235	Should have door knocked first. More investment into the mall maybe getting more nightlife sooner	11/8/2017 3:15 PM
236	I am concerned about lack of services eg GP ,	11/8/2017 12:19 PM
237	The junction at Stretford could have been SO MUCH BETTER!!!	11/8/2017 10:32 AM
238	look after existing areas that are declining fast , due to lack of council funding and poor usage of our council tax that has happened since the bad deal done with Amey.	11/8/2017 9:29 AM
239	Listen to the people who live here. They want development but it needn't come at the cost of public health or the environment.	11/8/2017 9:23 AM
240	no	11/8/2017 8:40 AM
241	no	11/8/2017 8:38 AM
242	no	11/8/2017 8:34 AM
243	Pedestrian crossing junction of Kings/Edge Lane. Full Resurfacing of Edge Lane from Kings Road junction towards Chorlton given the increase in traffic from new two lane filter onto Edge Lane. Leave as many healthy trees alone as possible due to their positive impact on the eco system and their sheer beauty.	11/8/2017 7:25 AM
244	crime - I am very concerned students will attract opportunist theft in our community as they are all daft as brushes!	11/8/2017 12:28 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

245	Overall needs more focus on the 'feel' of Stretford and an improvement to image and confidence - stop the leaking of retail and leisure £££ to Chorlton and the City Centre and Media City by providing those locally, rather than scrabbling for the money of students who aren't here yet	11/7/2017 11:36 PM
246	You forgot to ask the community what they wanted before coming up with a master plan full of awful ideas.	11/7/2017 9:59 PM
247	You have missed the opportunity to give people the chance to complete a survey that isn't full of loaded questions.	11/7/2017 8:55 PM
248	Totally the wrong approach.	11/7/2017 8:38 PM
249	Just keep consulting the people who live here and you will soon realise we feel we are being duped and only given part of the information you actually hold !	11/7/2017 2:35 PM
250	Build affordable housing. Invest in the mall. The community will grow with working people and regenerate itself.	11/7/2017 1:20 PM
251	Invest in Stretford as it is. It does not need a highly risky university to get the money it needs.	11/6/2017 11:09 PM
252	No where in the master plan are there ideas to provide additional medical or school services needed by an increasing population, or in fact to deal with the extra traffic and numbers of vehicles an influx of students will bring to the area. Parking places have been reduced with the loss of the Lacy St car park and no provision for student parking. Do you actually think that with over 1000+ students that none will have a car with them, so where will they go if not onto nearby residential streets as has happened already with people displaced from the Lacy St car park by the current road works.	11/6/2017 7:06 PM
253	I look forward to future consultation events where we can discuss these further. I would request that any presentations by council representatives are factual (numbers, stats) rather than anecdotal as this creates more meaningful discussion	11/6/2017 4:10 PM
254	Be bold. Think Big. Not everyone likes everything but most will enjoy having investment into the area	11/6/2017 2:11 PM
255	Paint or improve the look of Stretford mall	11/6/2017 11:45 AM
256	The university seems to have a focus on the whole person approach with their students yet there is little commitment in the plans about how this can be used to benefit our community. The university should commit to enabling their students to do this by supporting local primary schools with after school sports clubs, volunteering to support with literacy and numeracy in school. Widening participation activities to encourage every young person to see university education as within their reach. The university should offer a number of funded placements for Stretford and old Trafford residents per academic year. The University need to commit to offering workless residents work experience placements, first shot at job opportunities. What can we get in return for a few footballers making millions out of our town? We need something back. Some assurances that this will not mean us not being able to work due to being late every day as the trams are all full or due to us not being able to access quality, affordable childcare at the leisure centre any more.	11/5/2017 9:05 PM
257	You haven't mentioned the hotel shown on your plan! Why?	11/5/2017 7:23 PM
258	Na	11/5/2017 12:56 AM
259	The canal is currently not a good space for cyclists and pedestrians. Cyclists, while the majority are polite, some are too fast for a pedestrian shared space. The canal needs more colour, landscape design.	11/5/2017 12:34 AM
260	Be brave and come up with attractive public and leisure spaces around Stretford while maintaining the community feel.	11/4/2017 6:26 PM
261	no	11/4/2017 5:50 PM
262	i) The revised masterplan was released sprung on the public virtually as a fait accompli with evidently a great deal of prior planning, no small degree of swagger and a very narrow window for consultation. I found this approach quite condescending. ii) All visuals of the Lacy Street campus depict a freehand style sketch of a 12 story building - NOT 20 stories as in the proposal. This is completely disingenuous and should be replaced by an accurate to scale visualization of the actual 20 floor proposal. If it has been proposed and truly subject to consultation an accurate 3D representation must be available.	11/4/2017 5:26 PM
263	Just that I hope these changes, which sound amazing, will put a beating heart back into Stretford and bring the tone of the place right up.	11/3/2017 5:21 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

264	One concern I have is in relation to public transport capacity. Given the proposed location of the student accomodation and the main campus, it is likely that a number of students will use the Metrolink to travel between the two. The trams are already close to capacity at peak times therefore Trafford Council and the developers should work with TfGM to increase capacity on the Metrolink line. This could be through the doubling of all trams on the route as has been proposed previously. This will also benefit the proposals around Etihad Campus if these are to progress and if the routes remain the same.	11/3/2017 4:18 PM
265	'Being brave' with the vision means doing the right thing for the local stable residential community. There is a lot of business to be had from Stretford/Chorlton/Whalley Range/Trafford residents for the right sorts of developments. Don't alienate your community by bringing in a transient student population - house prices will fall and the attractiveness of the area will be reduced, the balance of families, older people and young professionals will be disrupted.	11/3/2017 12:33 PM
266	no	11/3/2017 8:30 AM
267	Bring back the following a B and M store and a Home base;a Primemark would boost retail opportunities.	11/3/2017 4:19 AM
268	No	11/2/2017 10:56 PM
269	No	11/2/2017 10:04 PM
270	No	11/2/2017 9:48 PM
271	No	11/2/2017 9:35 PM
272	No	11/2/2017 8:29 PM
273	The key to a proposals is that are open to the public and local community - if not just designed to serve the new student population.	11/2/2017 8:09 PM
274	yes spend the money on new housing	11/2/2017 7:55 PM
275	Consider the environment and health of people who live here	11/2/2017 7:46 PM
276	No	11/2/2017 7:25 PM
277	It is hoped the improvements generate full time employment within the community.	11/2/2017 7:02 PM
278	None that I think you will take on board	11/2/2017 6:35 PM
279	Yes - lots. Others may have as well. Get out and listen to people rather than deciding and then going through the motions.	11/2/2017 6:34 PM
280	No	11/2/2017 6:22 PM
281	More doctors and dentists - better parking - cleaner streets - control of rubbish - more nightlife.	11/2/2017 6:19 PM
282	Yes- ask the community properly in an engaging way - not through a form	11/2/2017 5:09 PM
283	It is a pity that these proposals were not mentioned to the public before it was agreed with Mr Neville and co. I fear that whatever we say won't make one iota of difference as it is a done deal already. More public money wasted on consultations that are just "going through the motions" when the decisions have already been made.	11/2/2017 3:23 PM
284	No	11/2/2017 9:29 AM
285	After building a motorway through the town and demolishing the town centre you should be very careful in telling Stretfordians what's good for them	11/1/2017 4:17 PM
286	parking considerations	11/1/2017 12:53 PM
287	The need to develop all aspects of the plan to suit all parties , do what works best	11/1/2017 10:57 AM
288	The UA92 project is not for the community - it will create a new community that will have little interest in the long term improvement of the area. The large halls of residence adjacent the Salford shopping precinct weren't enough to save that precinct from a mass exodus of retailers and I don't see why UA92 will be any different for Stretford. Develop Stretford for the residents, not for the commuters who drive through Stretford every day or the students of UA92 who will not call Stretford their home. Build good quality apartments for young professionals who will settle in the area and develop a long-term interest, pay council tax and use the local facilities, not leaving it like a ghost town every summer.	11/1/2017 8:53 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

289	I simply feel this questionnaire is unsuitable for the nature of the proposal - The multiple choice nature of the questions slanted towards agreeance along with being asked to choose 3 'important' factors in another question without an opportunity to check an all of the above box was not useful on this instance. This is a decision that effects peoples lives and livelihoods a more suitable format should have been presented. The current state of Stretford is plain to see as a result of lack of foresight into how pulling the heart out of a town and replacing it with a monstrosity can pan out.	10/31/2017 10:14 PM
290	Consider the local community, these plans are purely about business and do not include residents views.	10/31/2017 10:31 AM
291	See other comments; Edge Lane access. Continued public use of Turn Moss. Size of Lacy Green Student accommodation. Effect of additional people on local trams at peak times.	10/30/2017 8:13 PM
292	Wheelchair friendly access on pavements etc.	10/30/2017 7:16 PM
293	Parking Residents only parking Ridiculous traffic Price increases for residents who already access leisure centre facilities Too much student accomodation when local residents are in desperate need of affordable family housing Any development must compliment what is already here and directly benefit local residents before any students are considered. Local facilities should be for local residents and not aimed at turning Stretford into a suburban frat party	10/30/2017 4:48 PM
294	Need to offer more detail in terms of who has been involved in the wider planning - TfGM, new businesses, community groups and offer better visuals in terms of the materials that will be used in all the developments, need to make sure we are not being given sub-standard materials. This could be a legacy not a ugly white elephant if corners are being cut.	10/29/2017 9:18 PM
295	I am supportive of the majority of the proposals forwarded by the 'master plan' other than the proposal for residential development on Cross Street. As a resident of the street I am against this proposal because I feel that our green spaces need to be protected-the age and size of the trees act as a natural barrier/filter to the CO2 emissions from Chester road, act as a natural sound barrier and add to the picturesqueness of what is a heritage sight. Furthermore, I would be very worried about parking as it is already very busy- particularly on match days.	10/29/2017 6:53 PM
296	A top priority - not listed in Q14 is ensuring the local housing stock meets local need (e.g. affordable and for young and elderly); it's a shame the A56 couldn't go under ground and a plaza created so that issues in Q12 and Q13 could be fully addressed - I'm aware cost is an issue but it is a missed opportunity.	10/29/2017 4:29 PM
297	The challenge will be to develop and maintain Stretford as a thriving, residential community for all residents and not turn us into an overwhelming student town.	10/28/2017 1:40 PM
298	The health provision is very important. Also engage the elderly population as this is growing and will be important. They will not be accessing this on line or going to events, many might be stuck at home! Also ask the youth in the area what they want. The area needs nicer shops, places to eat, bars, safer roads with big investment in cycling and pedestrians. Be like the Dutch! Lots of trees, open space, good design that will last and not look like every other city or suburb. A community spirit and vibe that already exists but needs growing.	10/26/2017 3:50 PM
299	The area around the shops by the Gorse Pub needs some attention. The street scene is of poor quality and the area resembles a 'Benidorm Strip' with the ghastly array of take-away outlets.	10/26/2017 1:39 PM
300	I really feel that Stretford needs a complete facelift. Something bright, fresh and modern to attract more affluent people to the neighbourhood. We have Media City on our doorstep, Old Trafford Football Ground, the cricket ground and while other areas in Trafford have vastly improved (Altrincham & Urmston) I feel like Stretford is the poor relation. There is nowhere to go in the evening to eat or drink and it certainly is not the most attractive of places. It needs a complete overhaul. The public do not WANT to go to Stretford but they do WANT to go to places like Altrincham or Sale. I feel that people come to Stretford because they need to, ie, football or cricket or a concert. A few nice coffee shops wouldn't go amiss that's for sure.	10/26/2017 1:10 PM
301	Junction 6 of the M60 should have an road serving Chorlton	10/26/2017 12:37 PM
302	.	10/26/2017 8:09 AM
303	Better lighting (LED lamp posts) in areas and security measures put in place i.e CCTV to reduce risk for the local community	10/25/2017 10:40 PM
304	Metrolink, this is already overstretched at Stretford commuters are unable to get on at peak times. Cycling - A56 still too dangerous to consider riding down. Canal tow path - understand this is really busy already and dangerous for walkers etc. Lots of complaints. Spatial Framework-we need more houses not student accommodation.	10/25/2017 9:43 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

305	Transparently engage with the local community. Make sure you explain the potential negative impacts of the proposals. Avoid patronising local residents with oversimplified, marketing spiel.	10/25/2017 8:32 PM
306	We elect you: please don't treat us as idiots.	10/25/2017 6:33 PM
307	Be bold! Work with existing community groups and local businesses so we hit the ground running!	10/25/2017 11:04 AM
308	n/a	10/24/2017 9:02 PM
309	I hope something is fine with the buildings attached to the essoldo on the bridge. It's an eye sore. as unlikely as it sounds I also wish the armdale could be taken down and a new shopping area created.	10/24/2017 8:21 PM
310	Be great to reduce the amount of traffic the A56 carries by encouraging UA92 and it's partners to produce travel plans showing i.e car sharing plans, dutch style cycle lanes, improving pedestrian safety on the 'New green route' p27, thank you	10/24/2017 6:54 PM
311	The area surrounding the Gorse Hill pub with a multitude of fast food outlets should be addressed. It is an eye sore and does not promote healthy eating for a growing generation, it simply profits from matchday revenue and footfall but does not provide a welcoming feel for residents. The potential for this area is huge (bearing in mind the recent transformation of Chorlton-cum-hardy over the past decade) if parking along the front was prohibited, it would allow for the businesses to develop and extend outwards with outdoor seating areas and something more appealing like coffee shops and places to eat and drink could flourish, providing a safe welcoming area both for local residents and increased footfall on match days and concerts at the local arenas. Therefore catering for all.	10/23/2017 8:18 PM
312	I saw no reference to links to the Airport, which could assist students travelling from far away, as well as local residents and workers.	10/22/2017 7:56 PM
313	Knock down the whole of Stretford Mall and start again. It has had its day. More green spaces are really important not less and decent ones.	10/22/2017 6:29 PM
314	Increase in litter. Parking issues	10/22/2017 11:44 AM
315	Do not agree with the university and student accommodation	10/22/2017 7:19 AM
316	Will it include free parking for the Stretford Mall? I think this essential to keep people using it instead of the Trafford Centre.	10/21/2017 1:43 PM
317	Traffic in surrounding streets should be reviewed, Sandy Lane is a big concern for me as I live there but I would encourage someone from the council to review the traffic on that street for ten minutes in rush hour and you would be shocked. It's worsened with the refurb of Chester Road.	10/20/2017 5:40 PM
318	Tuf*C have been working with young people in the community of Trafford for over 16 years. Utilise this knowledge!	10/20/2017 9:15 AM
319	See above!!! Stop the "master plan"!!!! It's hideous!!!	10/19/2017 7:53 PM
320	It's a shame the A56 couldn't go underground and a plaza put in to link Stretford together again. I know cost is prohibitive of something like this but it's a missed opportunity	10/19/2017 7:13 PM
321	I want re-housing if Council mess with cross street!!!!!!	10/19/2017 5:35 PM
322	Very worried about the library moving away. It needs to be supported where it is and be moved away.	10/18/2017 10:09 PM
323	I am very concerned about the credibility of this survey and the consultation. What weight will be given to a survey that can be completed multiple times to bias the yes or no camp?	10/18/2017 8:37 PM
324	No changes to Cross Street.	10/18/2017 8:18 PM
325	The development of stretford meadows so it could be a continuation of Chorlton nature park right through to urmston meadows. Cycle paths, picnic benches, nature trails, children's playgrounds, the lot. Stretford is in a fantastic geographical location between two more thriving communities- Chorlton and urmston. Realising it's potential could see it top both.	10/18/2017 6:59 PM
326	A space that could be used as a food hall/market space would be a huge addition. Consideration for the people that see Stretford as an extension of Urmston & Chorlton. Please keep the beautiful feel of the architecture & parks that make Stretford beautiful. The mall was seen as the shiny new answer once and look at it now. Long term, meaningful architecture will improve the area.	10/18/2017 6:35 PM
327	No	10/18/2017 4:21 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

328	no	10/18/2017 2:50 PM
329	Improve playground equipment in Longford Park. No mention in proposals of impact on police, health and schools. Would be good to see an impact assessment. Also timetables for proposals are missing. Overall investment in Stretford is welcome particularly improving derelict empty buildings.	10/18/2017 9:52 AM
330	Ensure buildings are no higher than four or five storeys' to protect the skyline	10/17/2017 8:58 PM
331	A Veterans hub for the many armed forces families who come back to Trafford to settle.	10/17/2017 6:49 PM
332	Demolish Stretford Mall, all of it. Start again, give us a King Street back, with 1 or 2 storey shops with flats above, pedestrianised open air shopping.	10/17/2017 3:48 PM
333	The issues that are most important to me are those effecting Trafford Grove - plans for Site 12 and knock on effect of access to Essoldo/Resident sites on the Edge Lane corner behind Trafford Grove. How can I ensure objections to any plans resident do not agree with are heard?	10/16/2017 11:19 PM
334	There should be facilities available for cash-strapped teens who may otherwise feel alienated/excluded by changes.	10/16/2017 4:52 PM
335	Lots of good ideas just ensure the people of Stretford are consulted and heard on all changes and ensure the changes are attractive and can be accommodated by this up and coming town. Family-friendly facilities definitely a big plus such as cafes and arts hub	10/16/2017 1:51 PM
336	Pollution levels are horrendous in Stretford and need sorting out now. People are having their lives cut short because of the toxic fumes being omitted from vehicle traffic. This needs to stop as soon as is possible.	10/16/2017 1:46 PM
337	None	10/16/2017 12:15 PM
338	Think about the impact the masterplan will have on the retired and aged residents	10/16/2017 11:19 AM
339	No	10/16/2017 8:48 AM
340	develop all brown field sites. control litter & dumping.	10/15/2017 12:59 PM
341	raise the profile of the library with longer evening and weekend opening hours and events	10/15/2017 9:14 AM
342	I'm hopeful that the council will keep residents at the forefront of their priorities and stop selling our land off to whoever has the money	10/14/2017 10:44 PM
343	Please don't ruin Stretford with this horrendous plan. Develop Stretford for the people of Stretford and not for outsiders (students) or to line the pockets of footballers. Why do you think that it will bring in investment; the students will just hop on a tram or bus to spend their money in Manchester or Chorlton! It will turn Stretford in to a student village with takeaways, off licences and rented multiple occupancy houses.	10/14/2017 9:53 PM
344	The council appears to lack vision and understanding of recent planning guidance	10/14/2017 8:11 PM
345	Cannot stress enough how much residents need to be involved	10/14/2017 7:25 PM
346	Again: the area around the Sevenways roundabout needs to be made safe. That roundabout is extremely frightening and unsafe.	10/14/2017 7:04 PM
347	While contentious and negative has the council actually planned for the possibility of failure. Should the UA92 enterprise not succeed what would happen to all the investment put in place specifically for students?	10/14/2017 7:01 PM
348	no	10/14/2017 6:16 PM
349	I am interested in knowing how many flats, houses etc are council if any and how many are private owned	10/14/2017 6:13 PM
350	Try communicating with residents that this is going to have an impact on do not assume everyone has the internet	10/14/2017 6:10 PM
351	Student car parking?	10/14/2017 5:10 PM
352	Not at this time	10/14/2017 4:43 PM
353	I don't live in Stretford but my daughter and family and grandchildren do so I spend a lot of time there.	10/14/2017 3:58 PM



## YOUR SAY – on the Stretford Refreshed Masterplan

354	knock on door and speak to people as some may not be able to leave the home to come to meeting	10/14/2017 3:27 PM
355	Do not overpopulate Stretford with students. We need housing for locals.	10/14/2017 3:04 PM
356	Be more respectful of the residents/voters before going public with what appears to be done deals.	10/14/2017 2:26 PM
357	Building on the land off Cross Street (development site 12 on your plan) and the land off Raleigh Street (development site 14 on your plan) will be disastrous for its residents: Air quality will decrease significantly, the area will become significantly less visually attractive leading to a fall in house prices, children and young people will be deprived of yet another place to play, residents yet another open space to enjoy and in which to meet and greet each other. Parking (already an issue due to the high volume of vehicles visiting St Ann's Church and Social Club) will become impossible. As a resident of Trafford Grove I will protest against any building on both of these sites as other residents have done in the past.	10/14/2017 1:11 PM
358	I think you must ensure that local residents are aware of the dates for the public consultations in November and December. Leafletting local residents as well as making the information available in the local press, on social media and on the council website will ensure all residents see the information.	10/14/2017 1:04 PM
359	Please remember that changes to the roads affect many outside of Stretford. Negative impacts on traffic flow must be avoided.	10/14/2017 12:51 PM
360	Yes the needs of the present residents if stretford instead of encouraging an influx of students transient people who are not really interested in the local area as they will move on to more affluent areas when they are qualified after all all we will have is student accommodation and not family requisites	10/14/2017 10:42 AM
361	Take the roof off the stretford mall streets, therefore creating open streets with the mall, and places for restaurants, cafes & bars to open past 6pm.	10/14/2017 9:05 AM
362	You have completely ignored the local population. Start again by asking what they want.	10/14/2017 8:28 AM
363	More affordable housing built for families in the area!musnt just focus on students	10/14/2017 6:59 AM
364	n/a	10/13/2017 11:18 PM
365	Diversity- halal food places should be available to accommodate students and other residents	10/13/2017 10:57 PM
366	Stretford needs to be cleaned up. It looks grubby and tired. The council needs to do something about Street cleaning besides dumping the responsibility onto residents. None of these improvements will bring any investment in if the area continues to look dirty. There are many railings that need painting, bushes and vegetation needs clearing, graffiti removing.	10/13/2017 9:15 PM
367	I hope that in this master plan you have included a CHANGING PLACES facility for those with disabilities who cannot access regular toilets or regular disabled toilets. CHANGING PLACES are accessible for all as include hoists and changing beds as well as turning space for wheelchair users.	10/13/2017 8:35 PM
368	Please remember that this has a huge effect on our lives and consider the change to our community. We don't want to live in a city centre environment, we don't want to live in a student ghetto. Consider dispersing the number of students in one particular area as this is where problems occur, we are a diverse community and want to stay that way. I studied in Manchester 30 years ago and have worked and saved for all that time to buy my house in an area that I like where I want to raise my family. Please consider the impact of your decisions on the people who have to live in Stretford after you've gone	10/13/2017 7:26 PM
369	Independent retailers, bars and shop opportunities that are affordable rent for new business.	10/13/2017 6:30 PM
370	Stretford, in my experience is a safe and quiet area - crime may increase due to students being targeted, I hope their safety and wellbeing is being taken care of e.g. CCTV and well lit public spaces. With a more transient, young & carefree population may come more litter and mess, I would be interested in understanding how this will be managed. I think the students and residences should have a shared space - to meet and integrate.	10/13/2017 6:13 PM
371	Any changes to the walking areas must be accessible to wheelchair users	10/13/2017 5:21 PM
372	Let Stretford evolve - it will improve over time - our community has done so much to move it on - this is a huge kick in the teeth for everyone who has volunteered in the community initiatives	10/13/2017 4:31 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

373	Stretford has seen the least investment in the whole of Trafford, whilst Sale, Altrincham, Urmston are all thriving with huge development. A student village would look nice in the short term, however I cannot see this lasting long. With a transient young population who would have no investment in the future of the town. the community would see a steep decline and many of the more affluent residents leaving for a better residential community. Crime and antisocial behaviour would rise rapidly.	10/13/2017 4:21 PM
374	Focus on the current residents and not just attracting students.	10/13/2017 4:18 PM
375	More upmarket dining. Firm monitoring of unsocial behaviour as this is one of the reasons why pubs and restaurants did not survive.	10/13/2017 3:42 PM
376	Not at this time	10/13/2017 2:43 PM
377	Stop taking on debt. Concentrate on the core/basics like litter collection (which is lacking) and kick out the takeaways at Gorse Hill. This will reduce Anti social behaviour outside there. It's an absolute eyesore and everyone entering or leaving Manchester sees those eyesore shops.	10/13/2017 2:34 PM
378	Street cleaning, NHS services (it's hard enough to get an appointment, as it is), will there be an increase in petty crime? Improvement of local housing stock (I live in a draughty rented property), joining up services with local schools, the Arts, mental health services for young people and students, acquiring the old B&Q site	10/13/2017 2:10 PM
379	no	10/13/2017 1:50 PM
380	Total reshuffle of the plans scrapping the idea of renovation of hall and new accommodation been built should be total scrapped	10/13/2017 1:45 PM
381	Not currently	10/13/2017 1:39 PM
382	Residential housing should be a priority. There is obviously going to be a lot of properties bought by landlords for student let. We need to ensure there is enough housing for locals too	10/13/2017 1:28 PM
383	No	10/13/2017 12:45 PM
384	Update and use buildings along Edge Lane for student accomodation. Attempt to join areas each side of A56 together. It is all Stretford. Consider more pedestrianised areas. Up keep of parks Planting trees in other areas other than A56.(e.g.in front of high rise flats Barton Rd) Upgarding other paved areas in the town.	10/13/2017 12:29 PM
385	Involve the community and ensure improvements fit within an overall vision that suits local residents needs.	10/13/2017 12:20 PM
386	Listen to the community and what is being said.	10/13/2017 12:11 PM
387	No	10/13/2017 12:10 PM
388	no	10/13/2017 12:09 PM
389	n/a	10/13/2017 11:12 AM
390	One question, how many more Master Plans can we expect to be presented with with no real care put in for the existing community and area.	10/13/2017 8:17 AM
391	Refresh Lostock Park / School. It is part of Stretford but constantly get missed off plans	10/13/2017 6:49 AM
392	You need to look at how public transport links between Stretford Town Centre and areas like Firwood and Lostock are supported. Also alternative bus routes to reduce congestion on the A56, for instance reinstating the old 257 route down Davyhulme Rd/Derbyshire Lane and the old 14 route down Kings Road.	10/12/2017 11:41 AM
393	No	10/12/2017 9:32 PM
394	Please do more than the minimum - make it something that both the council and residents are proud of	10/12/2017 8:12 PM
395	the impact on housing stock and prices needs to be considered fully. i am doubtful that Trafford council has the ability or willingness to act in the interests of low income residents.	10/12/2017 8:01 PM
396	i find it shocking that Trafford can invest their own money in Sale and Altrincham yet need outside investment for Stretford.	10/12/2017 6:59 PM
397	Alternative plans and suggestions How seriously residents concerns will be actioned on	10/12/2017 3:39 PM
398	no	10/12/2017 1:46 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

399	I reiterate the importance of not destroying mature trees.	10/12/2017 1:36 PM
400	Give u have changed the plan so much and did it without anyone knowing what was going on how can we believe you are going to listen? Given the strong community groups that exist if you had consulted them in discussions you would have had much more support and help In getting community onside. But how u have done it has alienated any support you would have got. Which is typical of this council. Broadly I am in support of the plans but with large changes with how u behaved and how it's going to be introduced.	10/12/2017 10:08 AM
401	Stretford needs investment and with or without the university we should be getting the same investment oppotunities that have been afforded to other parts of the borough Altrincham ,Urmston ,Sale with the proviso that the only way to do it is to put 1,700 students within to the community. We need the investment to bring our community which is strong ,all the benefits that other areas of the borough have ,when it was the council that ripped the heart out of the community in the first place and has neglected sorely in tha passed .Time to step up with a plan that achieves all but not at a price.	10/12/2017 9:35 AM
402	Do you best with the canalside. It couldn`t be worse. Nor could the Edge Lane Esdoldo flats. The house in multiple occupation on Chester Road (left hand side, going towards Manchester, by pedestrian crossing) it a constant problem. The Public Hall needs some outside green space if it is to be used as a wedding venue. How about getting rid of the three grotty shops next door.	10/11/2017 10:45 PM
403	Again that the “Evening economy” doesn’t take over as important when there are young families wanting a nice environment to raise children. Concern over amenities especially if there are to be an unwanted influx of students e.g. doctors, pharmacies, emergency services.	10/11/2017 10:39 PM
404	no I've said what I want earlier and thank you. I look forward to hopefully hearing about events to get communities across Trafford involved.	10/11/2017 6:57 PM
405	Some decent cycling facilities for the love of God! It's not that hard.	10/11/2017 5:45 PM
406	I hope Trafford really do take on board the comments of the residents of this wonderful area. There is a real danger Trafford could well alienate the residents and should be wary of what such drastic plans without any prior consultation with the public could lead to in the long term for the area. Too much development will lead to more problems, this needs to be thought through properly. Stretford needs to be regenerated for the people of Stretford!	10/11/2017 5:34 PM
407	make it feel like residents are involved and not just a box ticking excercise	10/11/2017 3:54 PM
408	No	10/11/2017 3:20 PM
409	Yes this will be included in my submission	10/11/2017 2:32 PM
410	Good and timely consultation with all age groups, local schools, GP surgeries, healthcare providers, local retailers (especially family-run businesses e.g pubs, restaurants etc.), local interest groups - to a name a few. I am hoping to feed into a local residents "expert group" where we will provide our thoughts on the proposals from a design and delivery perspective.	10/11/2017 2:03 PM
411	None	10/11/2017 1:47 PM
412	As stated earlier there is an opportunity to look to refocus the town centre around the existing shop unit on Barton Road and to add additional units linking to an opened up Mall site, this would give the town a focus away from the A56.	10/11/2017 12:55 PM
413	Ensure that the student accommodation has 24 security and management.	10/11/2017 12:39 PM
414	Ensuring that opportunities of working with partner groups who are already delivering in the borough are able to benefit and develop from the improvements to Stretford. Cycle Hire / Support linking in existing local bike shops and community bike groups to deliver on behalf of the authority. From the community for the community	10/11/2017 12:28 PM
415	Infrastructure, Infrastructure, Infrastructure	10/11/2017 12:28 PM
416	in the list of top 3 key areas in question 14, I wanted to tick a few more.	10/11/2017 12:18 PM
417	Safer crossing over Chester road Preserve mature trees Protect the privacy of residents living near the students accommodations and reduce the height of the 20 storey flat	10/11/2017 12:12 PM
418	It is a Masterplan - long term thinking. The involvement of Neville feels short term. Plans have been changed on a whim - hopefully for the better but there needs to be a long term commitment to invest in this part of Trafford.	10/11/2017 11:57 AM

## YOUR SAY – on the Stretford Refreshed Masterplan

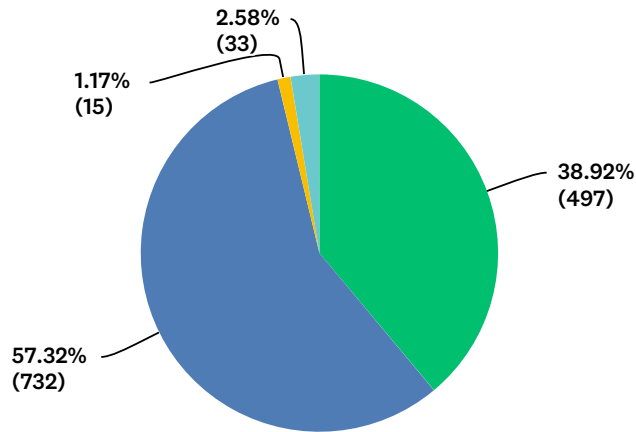
419	- I think Trafford Council should be brave and bold with these developments. I think those within in the community who are shouting the loudest do not necessarily represent the whole. - Please prioritise listening to the community and then explaining how concerns will be mitigated - You're going to need an excellent communications department - Please make commitment to good quality retail / leisure outlets / chains and do not fill area with poor quality - involve the community with opportunities for new enterprises i.e. start-ups, grants for new businesses - start making some commitments to number of jobs which will go to direct community affected by this i.e. domestic staff for student accommodation, hospitality staff for Essoldo etc The area is predominantly young family professionals - please be sensitive and remember the large elderly population - ensure the elderly population are engaged with all consultation - no more surprises	10/11/2017 10:51 AM
420	No	10/11/2017 10:50 AM
421	A Stretford Market, potential could be found near the Public Hall.	10/11/2017 10:02 AM
422	Definitely do not need to 'Improve the retail offer in the town centre'. Stretford Mall will never compete with Trafford centre/Mcr Centre/Online shopping. Just need a few shops for local needs,	10/11/2017 9:49 AM
423	I foster and I would like to know how we can provide a better future for our under privilege children who will be leaving care when 18. How are their needs going to be met.	10/11/2017 9:30 AM
424	The only obvious thing to pick on is the A56 itself. It's a crying shame that it cuts Stretford in two but there is absolutely nothing that can be done about that now...bar something like a grade-separated junction or an underpass! I'm realistic enough to appreciate that something like that is well out of scope.	10/11/2017 9:23 AM
425	On the Turn Moss site it would be good to offer the facilities for use of local young persons football teams. Having more green areas will reduce the look of the concrete buildings. Working in partnership with the Leisure Centre and offering a Trafford Leisure pass will allow affordable access to local families. Linking in the swimming lessons which have been active at Stretford leisure centre. Offering reduced business rates for new businesses to start up. Being aware of the local residents, and ensuring late licences are not granted which may cause disruption to family life.	10/11/2017 8:36 AM
426	The impact of an extra 6500 people to the area is just far too great to justify any possible benefits. Noise pollution would increase, as would crime, which has been shown to be higher in areas of high student population. The idea of situating a huge tower in the middle of Stretford is appalling. That the tower is supposed to be the centrepiece of the plan is absurd; the tower will not exist for use by any residents and will completely change the feel of the town centre into a much more cramped area. Many current residents will be able to see the tower from their own homes; it will overshadow gardens and will dramatically interrupt the skyline from nearly anywhere in Stretford. The benefits that are suggested by the tower area plans are vague - i.e. there is no specific info on how this will improve the Mall and no actual promise of investment - only a hoped-for increase in footfall in the current shops. This means that there is no guarantee that the centre of Stretford would actually be improved by the plans. The wider masterplan also shows that most of the current green spaces near Chester Road/ Stretford town centre are ear-marked for development. This is perhaps my biggest concern, as not only would it mean a significant increase in population density, but a terrible loss of what little green space we have. These areas contain many mature trees which soften the area considerably and have a positive impact on the wellbeing of residents, as well as providing environmental benefits. The absorption of public spaces into those designed to be used by students is also a big concern. Will activities like rhyme time and tiny teds still be available? These groups were invaluable to me as a young mum in Stretford when my children were younger.	10/11/2017 8:20 AM
427	Once again. I do not see how the student based development of Stretford will offer any positives for a community that has been working hard over the last few years.	10/11/2017 7:37 AM
428	Involving the Old Trafford community who are close to the Kellogs site, not just the Stretford community.	10/11/2017 6:24 AM
429	My biggest concern from recently moving to Stretford is, how will the council control the private purchase of properties being turned into private student accommodation. As the father of 3 young children I could think of nothing worse than living next door to private student accommodation.	10/10/2017 11:36 PM
430	On-street residential parking needs to be addressed in the roads around Victoria Park. More residents in the area and visitors to the town centre will only make the current situation worse.	10/10/2017 9:22 PM

## YOUR SAY – on the Stretford Refreshed Masterplan

431	This whole plan bears no resemblance to previous proposals which I largely approved of. If Trafford was short of housing stock before I can't see that introducing 6500 students is going to help. The scale is too big	10/10/2017 7:32 PM
432	I am concerned property developers moving in and creating HMO. This would impact greatly on existing residents. I am very concerned about the lack of detail on "shared" leisure facilities as to how much access the public will have. I do not mean schools but the general public who pay trafford leisure membership.	10/10/2017 7:31 PM
433	The public must be consulted and included in discussions as much as possible. Will a panel to include members of the public be set up to work with the council officers and the UA92 to ensure the public voice is heard?	10/10/2017 6:56 PM
434	The Masterplan doesn't explain what is going to be done to limit the number of HMOs in the area. This is of great concern to me. The housing in the area is tightly packed with thin walls which do not block the travel of sound. Many residents (including myself) will specifically have chosen this area to raise a family because it is not a student area and it would be extremely unfair to force this on them. I believe that the creation of new HMOs within Stretford should be banned entirely so as to avoid eroding the availability of existing housing stock and to maintain the character of the area. This is more likely to channel students into purpose built accommodation which will allow the Council and the University to focus dedicated resources (such as new healthcare provision) on student housing areas and control anti social behaviour.	10/10/2017 6:34 PM
435	I just hope that we're trying to make Stretford a better place to live - the investment is needed - and the town isn't being sacrificed for the 'greater good' of Trafford and the council in general.	10/10/2017 6:12 PM
436	No	10/10/2017 5:52 PM
437	Just keep in the forefront of your minds that in 10 years we will still be living here you may have moved on to greater career heights. Let your legacy be that we say of you "We were part of creating this amazing community,they did a great job "	10/10/2017 5:51 PM
438	Rubbish is a major factor already around the Stretford area. This needs to be handled as part of this refresh, or the impact of the upgrades will be diminished.	10/10/2017 5:23 PM
439	Many Stretford residents feel that changes are focussed on what will be a transient section of the Stretford population. There has GOT to be be more of a community focus, big investment in things JUST for the existing community and to not feel like an after- thought. These changes being sprung on residents who have committed to living in Stretford long term is offensive.	10/10/2017 5:22 PM
440	Links to the mersey valley needed	10/10/2017 5:15 PM
441	Transport needs improving. Trams are already full when they reach Stretford in the morning. Safety for pedestrians crossing the main roads needs to be paramount. I saw people running across the roads in front of traffic tonight on the new crossings before the traffic lights went red! One death is too many! Services such as doctors and dentists must not be overloaded by the needs of new incoming people	10/10/2017 4:45 PM
442	Ensure all units in the mall get filled by new and local business not just chain stores . support and encourage new local businesses to be a part of this move and fill empty units by reducing rent prices people need unique reasons to come to stretford.	10/10/2017 4:26 PM
443	no	10/10/2017 4:13 PM
444	No	10/10/2017 4:13 PM
445	Extra traffic calming measures along Edge Lane	10/10/2017 3:48 PM
446	Please be aware that there are existing communities of mostly working people very close to the Lacy Street site, though separated by the canal. We enjoy were we live and contribute to the local economy and community. We will be driven away by the proposed scale of the development. Don't throw the baby out with the bathwater.	10/10/2017 3:34 PM

## Q17 Are you?

Answered: 1,277 Skipped: 242

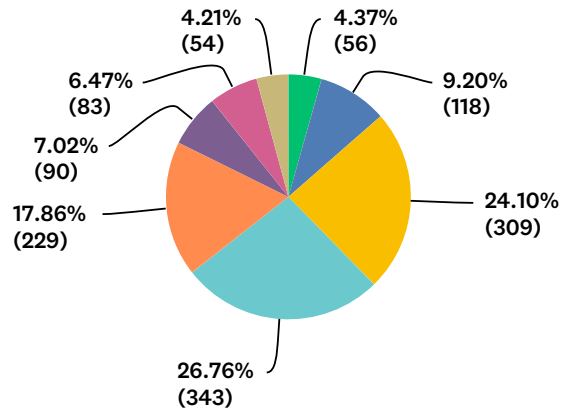


■ Male 
 ■ Female 
 ■ Prefer another term 
 ■ Rather not say

ANSWER CHOICES	RESPONSES	
Male	38.92%	497
Female	57.32%	732
Prefer another term	1.17%	15
Rather not say	2.58%	33
<b>TOTAL</b>		<b>1,277</b>

## Q18 What age are you?

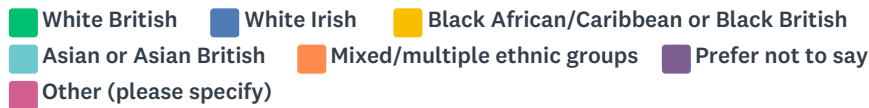
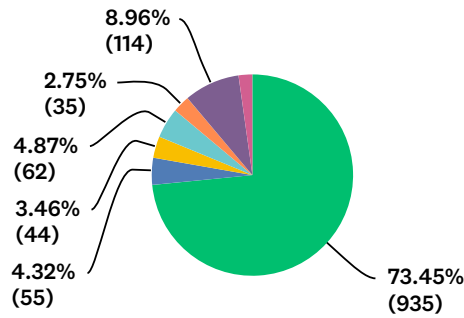
Answered: 1,282 Skipped: 237



ANSWER CHOICES	RESPONSES	
18 or less	4.37%	56
19-29	9.20%	118
30-39	24.10%	309
40-49	26.76%	343
50-59	17.86%	229
60-64	7.02%	90
65 +	6.47%	83
Rather not say	4.21%	54
<b>TOTAL</b>		<b>1,282</b>

## Q19 Which of these best describes your ethnic origin?

Answered: 1,273 Skipped: 246



ANSWER CHOICES	RESPONSES	
White British	73.45%	935
White Irish	4.32%	55
Black African/Caribbean or Black British	3.46%	44
Asian or Asian British	4.87%	62
Mixed/multiple ethnic groups	2.75%	35
Prefer not to say	8.96%	114
Other (please specify)	2.20%	28
<b>TOTAL</b>		<b>1,273</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	White English	12/18/2017 9:23 AM
2	Helenic	12/12/2017 11:18 PM
3	White other	12/12/2017 10:10 PM
4	.	12/12/2017 11:49 AM
5	why do you want to know that	12/9/2017 1:24 PM
6	White British & Irish	12/9/2017 6:23 AM
7	White other	11/13/2017 9:00 PM
8	White - other	11/13/2017 6:59 AM
9	What does ethnic origin have to do with improving Stretford	11/10/2017 4:37 PM
10	White, not British or Irish.	11/10/2017 9:28 AM
11	Arab	11/5/2017 12:57 AM
12	White / Asian	11/2/2017 8:57 PM

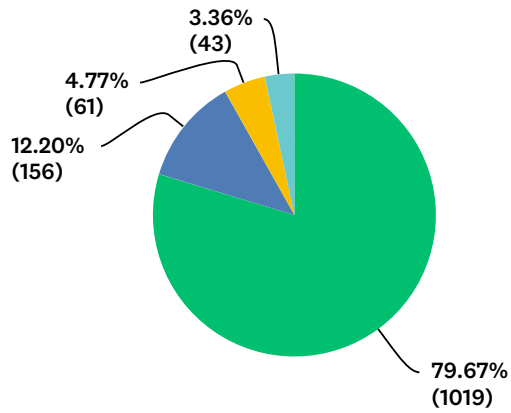


## YOUR SAY – on the Stretford Refreshed Masterplan

13	White Portuguese	11/2/2017 6:59 PM
14	Arab	11/2/2017 6:50 PM
15	White European (Europeans are also generally white you know)	11/2/2017 6:26 PM
16	White Other	10/29/2017 11:40 AM
17	Spanish and Greek	10/27/2017 4:42 PM
18	British Arab	10/24/2017 9:42 PM
19	Chinese - Why have no list for this group	10/24/2017 12:29 PM
20	I'm representing an organisation that works across Trafford in all its communities	10/20/2017 9:16 AM
21	White english	10/18/2017 3:35 PM
22	White other	10/18/2017 9:52 AM
23	White English	10/13/2017 3:11 PM
24	White other	10/13/2017 12:11 PM
25	White Spanish	10/11/2017 6:25 AM
26	White other	10/10/2017 6:10 PM
27	White other	10/10/2017 5:23 PM
28	European	10/10/2017 3:48 PM

## Q20 Where do you live?

Answered: 1,279 Skipped: 240



■ Stretford, Gorse Hill or Longford 
 ■ Other area of Trafford 
 ■ Outside Trafford 
 ■ Prefer not to say

ANSWER CHOICES	RESPONSES	
Stretford, Gorse Hill or Longford	79.67%	1,019
Other area of Trafford	12.20%	156
Outside Trafford	4.77%	61
Prefer not to say	3.36%	43
<b>TOTAL</b>		<b>1,279</b>



TRAFFORD  
COUNCIL

# **PART 6:** **EMAIL AND** **LETTER** **RESPONSES**

## **Stretford Public Consultation Report for the Refreshed Stretford Masterplan Part 6: Email and Letter Responses**

I am voicing my opinion against the plan to re-develop Stretford. Currently I cannot back Cllr Sean Anstee although I have voted Conservative all my life.

The current state of Gorse Hill regarding the weeds , the state of the entry's that used to get swept every month but now not at all, the rats in the past month down our street (Wingfield Street), the noise that continually wakes or keeps us awake from the container base, the lapse of the plan with the bins, street cleaning highways etc is just a prime example of the people who already live here being neglected, you report things, i.e. rubbish in the entry's, parking on pavements, parking down the entry's, noise, etc and all you get back is have you any evidence, have you got any photographs, well I think if Cllr Anstee came around the area instead of looking after Hale, Altrincham, Sale and the much posher areas, he would see for himself how bad an area we live in, you only have to drive past Stretford Mall and see the state of the weeds between the 2 sides of Chester Road.

Look after the residents that already live in Stretford not the New posh ones under Mr Neville's (Chinese investment) that would see us put further behind in a area that is going downhill fast .

---

Dear Sir/ Madam

I am happy to hear about the recent announcement of the proposed University Academy 92 development and the various other key proposals with regards to the Stretford Master Plan. Having being a Stretford resident for almost 13 years I greatly welcome theses plans that will aid Stretford to reach its full potential.

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Hello,

I'm writing on behalf of Gorse Hill Park, in Stretford.

First, there is a football pitch that belongs to the park, but is currently being used by the Stretford Leisure Village.

Can you let me know of the plans with the pitch will be. Will the fence come down, and it be become part of the park again?

Second, as the park is on route to and from the university and student accommodation, I envisage that students will use our park on a fairly frequent basis. I think it would be fair to request for some exercise equipment suitable for parks.

Third, we have buildings that have been closed for a while. It may be useful to open them up, and turn them into refreshments and toilets. It would also mean an income for the park.

Fourth, we anticipate a higher level of rubbish being left on the Talbot road, and in the park itself. Could we have a guarantee of a more regular clean up.

Fifth, could we please have street crossing from the park, to the shops on Talbot road, and the same on Chester Road. I can envisage a high level of crossing at these points.

Sixth, can any business selling food and drink within a certain radius of the University and accommodation be compelled to use recyclable containers, cups, straws, and cutlery, People will come into the park, and it would be perfect if their rubbish could be recyclable.

I may get back to you with more thoughts.  
Many thanks,

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The campus is going to be next to it and will impact greatly. There is the opportunity for building relationships between the university, its partners including microsoft, and the school. This could greatly benefit all involved but if the school is not involved then it could suffer.

---

I was recently notified about the removal of trees on the Chester Road. Stretford and ask to write as to why all these beautiful and mature trees are going to be removed. Although I do not live in Stretford now, myself and husband were both born and brought up in the area. Now I have 2 granddaughters who attend St Ann's primary school. Hence I drive to their school quite regularly.

Why would Trafford want to remove beautiful mature trees from this area and subject to residents living in this area to more pollution from such a busy road. Surely some of the trees have preservation orders on them. I certainly know that I have 3 large trees in my garden--which we cannot remove--not that I would want to remove them.

We live on the Chester Road in Cheshire and have just gone through major road construction with the new A556 by pass--councils listened to how all residents felt about removal of trees and land to help protect the environment of our area.

I really hope Trafford will listen to the people of Stretford on certain issues and hopefully Stretford can become a lovely place to live like Sale and Altrincham. There are super young groups of people wanting to make it a thriving town, so they do not have to travel into Sale and Altrincham for better restaurants and shopping.

Good luck with all your improvements around the Edge Lane area---pleased the Stretford Mall is finally going, terribly eye sore---when approaching the centre.

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To whom it may concern,

I am writing to express my dismay that I have recently heard that you plan to cut down the trees lining Chester Road. These trees are beautiful and some very old and I fail to see how you can justify this as of any benefit to the people of Stretford. I don't see how the benefit of cutting down these trees out ways the negative at all. We should be protecting the remaining green spaces in our community not destroying them. Shame on you - although I doubt you even live in Stretford more likely Sale or Altrincham so why am I surprised!

Please keep me briefed regarding your plans for the trees. I live In Stretford and am raising a young family here. You are making me feel increasingly unwelcome here.

Regards

---

Appalled to learn you are considering destroying the fantastic line of trees on Chester Road. There trees are essential to looking after our environment, they provide important screening of noise and pollution for the houses behind them. They are extremely important

Trees create an ecosystem to provide habitat and food for birds and other animals. Trees absorb carbon dioxide and potentially harmful gasses, such as sulfur dioxide, carbon monoxide, from the air and release oxygen. One large tree can supply a day's supply of oxygen for four people.

Please reconsider this.

---

Dear Madam/Sir,

As a resident of Stretford I would like to register my strong objection to the removal of the trees on Chester Rd which is proposed as part of the Stretford 'masterplan'. As you know, the removal of said trees would have a negative impact on air quality, noise pollution and wildlife in the area. It would also have a negative impact on local people's goodwill towards this project as a whole. I therefore implore that you rethink this proposal that I and many others would consider an act of gross vandalism.

Yours,

---

I am contacting you to ask how Trafford Council can justify the proposals within the masterplan to chop down all these beautiful trees that line Chester Road (on either side of St Anne's Church). The environmental impact will have an effect on air pollution and noise quality. Aesthetically the loss will be to the detriment of Stretford. I understand that the Woodland Trust have submitted an objection on behalf of concerned residents.

This is my formal objection to the proposal. I am exercising my right to challenge, object regarding this proposal.

Sincerely



---

Dear Sir/Madam,

I have heard that there are plans to cut down the trees on Chester Rd by St. Ann's Church. If this is the case, I strongly object to such plans. I live on Raleigh Street behind those trees and would not have bought my house had the trees and common land not been there. They shelter us from Chester Rd and provide a much needed play area for all the children on our street (including my own) who are not fortunate enough to have gardens to play in. Moreover, they provide a habitat for many birds and animals. We have even seen a badger there!

The centre of Stretford is already a concrete jungle; it needs MORE greenery, not less. It would be an absolute disgrace to cut down those beautiful, healthy trees not to mention the fact that they improve air quality in an area where there is a lot of pollution from a very busy road.

If it is true that there are plans to cut down the trees, I assume residents will be notified and consulted? Be warned, there would be strong opposition to such a proposal.

Awaiting your swift response,

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Please could you answer the following questions.

1. Are the new football pitches enclosing part of the public area in turn moss going to be solely for the use of Salford city football club? If so what benefit does that bring to local residents?

2.The last big development of houses in Stretford took away the Kendal club. It promised a canal side pub and shops as part of the development. None of this came to fruition. With the houses being built on the old factory on Christie road what provisions are you providing for current residents and the new ones in terms of facilities?

3.Given more residents equal more cars and more pollution in an already polluted area what are you doing to protect current residents?

4.Given the sports field at Stretford sports complex was supposed to be for the public and yet is always locked and u have ignored requests for it to be open how can we trust that the new sports centre is going to provide current residents with an improved access to sporting facilities. Will the new swimming pool and library be able to still be used by all the current community groups? Will there be two swimming pools?

5. Will the essoldo be accessible to the public at all times? What will this be used for?

6.in the original master plan when consulted no one said widening the a56 was what they wanted. Yet this is what you did. U have added crossings which slows down all the cars now leading to more pollution. How has this helped Stretford residents?

7.you have stated you are going to build flats on pretty much every available green space in Stretford? The mature trees along st Anne's church and that road should not be cut down. How are you going to resolve this increased pollution and loss of green space for insects and wildlife that has seen a massive drop in numbers?

8. Finally the underhand way that u have stated this is now a refreshed masterplan because investors have come along and changed it all was pretty poor. The master plan was introduced in 2013 after recommendations to improve Stretford were made in 2009. We have seen no change till now apart from u widening the hated a56. I am currently travelling Europe and the difference in the town centres to what u are doing to Stretford is staggering. They are primarily aimed in support of residents and cyclists not cars. What are you doing to make Stretford more pedestrian friendly? Cyclists have dedicated lanes for them on all roads and even dedicated crossing points. Why aren't you doing everything possible to make Stretford a better place to live in?

With the money offered by UA92 and Microsoft etc you should be going all out to improve Stretford dramatically for its current residents. We are after all the ones that elect you councillors. At the minute we feel utterly ignored. Stretford has a strong group of community driven people and the university and the changes u r introducing are not helping the hard work they are doing.

Thank you for your time

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## **Refreshed Stretford Masterplan Public Consultation – United Utilities response**



Thank you for seeking the views of United Utilities regarding the above consultation.

United Utilities aims to facilitate sustainable development whilst safeguarding our service to customers; and assist in the development of sound planning strategies, to identify future development needs and to secure the necessary long-term infrastructure investment. We cannot stress highly enough the importance of contacting us as early as possible. Information on delivery would be useful to us so the impact on our existing infrastructure can be assessed. We can most appropriately manage the impact of development on our infrastructure if development is identified in locations where infrastructure is available with existing capacity. It may be necessary to co-ordinate the delivery of development with the delivery of infrastructure in some circumstances.

We would therefore request the Local Planning Authority consult United Utilities if any pre-application within this document is submitted. Alternatively, we would like the council to make aware to developers they should contact United Utilities as early as possible to discuss water and wastewater infrastructure requirements for specific sites.

If has not taken place already, early contact with United Utilities is requested as part of 'Public Realm Projects' highlighted within the document at Chester Road/Barton Road and Chester Road/Kingsway. All our infrastructure will need to be afforded due regard in the masterplanning process and you should be aware that complications could arise as network passes straight through these areas. We wish to highlight our free pre-application service for applicants to discuss and agree strategies. Enquiries are encouraged by contacting:

Developer Services - Wastewater

Tel: 03456 723 723

Email: [WastewaterDeveloperServices@uuplc.co.uk](mailto:WastewaterDeveloperServices@uuplc.co.uk)

Website: <http://www.unitedutilities.com/builder-developer-planning.aspx>

Developer Services – Water

Tel: 0345 072 6067

Email: [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk)

Website: <http://www.unitedutilities.com/newwatersupply.aspx>

It is welcomed by United Utilities that there is reference made to SUDs within the 'Sustainability Principles' of the Masterplan. We would like to further request that any specific site policy would make reference to those parts of current planning policy, along with drainage principles set out within the Surface Water Hierarchy within paragraph 80 of the National Planning Practice Guidance (NPPG): Flood Risk and Coastal Change. Developers should be aware that surface water discharge to a combined sewer would be strongly discouraged, and that on large development sites within the Masterplan, a drainage proposal will be expected to be part of a site wider strategy to avoid piecemeal development and demonstrate how the site delivers sustainable drainage as part of interconnecting phases.

Moving forward, we respectfully request that Trafford Council continues to consult with United Utilities on any documents regarding the Stretford Masterplan. We are keen to continue working in partnership to ensure that all new growth can be delivered sustainably, and with the necessary infrastructure available, in line with delivery targets. If you have any queries or would like to discuss this representation, please do not hesitate to contact me.

Regards,

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Sir/Madam

I would like to raise serious concerns about ua92. I am a resident of Stretford and live on Cyprus Street and as such the development will take place very close to my home. Whilst I agree that Stretford needs investment I believe that the redevelopment plan is ill conceived and will have a severely detrimental impact on our community.

I do not believe that local residents have been adequately consulted about the proposals. There has clearly been an attempt to not involve local residents until late in the process and the current attempt is not proper consultation as there is already a pre-ordained plan of what the end result of this consultation will be. If Trafford Council were committed to a proper consultation process locals would have been considered at an earlier stage and would have been asked to contribute as to what form the development would take. It feels very much that the needs of private property developers are being put over those of local people and the way that the consultation process has been implemented feels bullying and intimidatory with leaflets that suggest that if we don't accept ua92 we will get nothing.

There are extremely basic issues of infrastructure that haven't been taken into consideration. All the residents of the student village will be required to register with a GP. The closest practice to the proposed site is the Delamere Centre. Resources at this practice are already extremely stretched, to the point where it is difficult to get an appointment. This situation will be exacerbated by large numbers of students registering there also. Trafford Council are not responsible for commissioning GP services and so it is hard to see how this problem will be rectified. If the CCG had the funds to commission a new practice they would have surely already done so.

A similar problem exists with public transport. Stretford is already inadequately provided for and, again, if large numbers of additional people begin to use the service there will be additional issues with overcrowding. Trafford Council have no way of persuading Metro Link or Stagecoach to provide extra services as they are private companies that are outside of the Council's influence.

The argument for ua92 seems to be that it will bring additional revenue to the area. There is no evidence whatsoever that this will benefit local residents. This point is based on completely bankrupt neoliberal thinking, which says that if people come to an area and spend money the benefits will trickle down to residents. However I can think of no examples of this happening and it seems hard to see how this may

happen here. Students spending money with private retailers seems a poor payoff for the disruption it will bring and it seems difficult to see what benefits it will provide. I work at the university development in Hulme which is much bigger than ua92 and there is no evidence of that these supposed benefits have occurred there.

If the argument is that ua92 brings jobs how are Trafford Council to guarantee that these will be none zero hours contracts and that workers will be able to unionise? If the leisure centre is reopened in a university building what guarantees are there that local residents would be able to have the access we currently have? Similarly for the library? Will the same groups for children run in the new private run provision that currently run? Why should residents have public services in private run locations? What guarantees are there that the university change rules and terms of access to benefit students over residents Again the council seems to have not considered this or doesn't care. Again there doesn't seem to be any guarantees, like everything with the plan it seems that we are expected to take the council on trust when we have already been lied to about the development in the first place, thinking from a council which has already lead to us having what essentially amounts to a motorway driven through the centre of a residential area, that has lead to us having a refuse collection and street maintenance service that is not fit for purpose? What guarantees have local residents have that HMO s don't turn the area into a student ghetto like Fallowfield? We moved to our street because it is a family area and not to have our streets taken over by private landlords exploiting an already overheated property market. Stretford urgently needs investment in infrastructure, education and housing done in proper consultation with local residents but not this.

Yours sincerely

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Dear Planning Policy Team

Further to your consultation of 10 October 2017, please find attached as requested The Coal Authority's comments on the Trafford Council - Refreshed Stretford Masterplan Public Consultation Refreshed.

Should you wish to discuss any of the issues raised, please feel free to contact us.

Regards

The Coal Authority - Planning & Local Authority Liaison

For the Attention of Planning Policy Team

16<sup>th</sup> November 2017

ATTACHMENT

Dear Planning Policy Team

**Trafford Council - Refreshed Stretford Masterplan Public**

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Should you have any future enquiries please contact a member of Planning and

Local Authority Liaison at The Coal Authority using the contact details above.

Yours sincerely

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Dear

As a school with small numbers but with high % of free school meals and students with special needs we can be overlooked when businesses are hoping to work with a school.

Here at Lostock a high % of Year 10 and 11s choose sport and IT for their options and it would be great for them to see they vast range of opportunities they have available to them in these fields.

With the advent of the new university in Trafford I know this will be a wonderful opportunity for our students to see a state of the art – high quality educational establishment available for them.

Best wishes

---

What part do Arcadis play in all this ?

Why have we been lied to about Turn Moss , no one mentioned a commercial company from another borough being given greenbelt land & fencing it off ?

You need to re do the survey immediately with the new info?  
The last one is now invalid

Why Lancaster Uni ?  
Where do you get the figure of 6,000 students?  
Lancaster University doesn't have 6,000 students ?

How do I go about finding out what financial deals have been done to allow Salford City access to Trafford Greenbelt

Why do the council leader set up a hashtag #asksean then ignore all negative tweets?

The whole thing looks like a total sham.

Regards

---

### **Refreshed Stretford Masterplan Public Consultation**

Thank you for submitting the above document which we received on 11<sup>th</sup> October 2017.

We would like to make the following comments.

### **Flood Risk**

The master plan area is in Flood Zone 1 according to our flood maps. Trafford Lead Local Flood Authority (LLFA) drainage engineers should be consulted on the surface water management strategy for the regeneration area.

We would recommend that flood risk from the Bridgewater canal is taken into consideration for the Lacy street proposals.

### **Biodiversity**

We welcome opportunities to positively integrate and enhance the main green infrastructure assets of River Mersey Valley and Bridgewater Canal, and in particular ensure all new development adheres to sustainability principles SP8 & SP9.

We would welcome opportunities to integrate urban SUDs (<http://www.susdrain.org/delivering-suds/using-suds/benefits-of-suds/SuDS-benefits.html>) where ever feasible to help address urban diffuse pollution issues and maximise wider ecosystem benefits.

Based on the proximity to Bridgewater Canal Site of Biological Importance we would recommend consultation with the Greater Manchester Ecology Unit and Canal & Rivers Trust.

We trust you find these comments useful.

Yours faithfully

---

Hello

I have been thinking about the development of Stretford after completing the survey. Stretford was once the market garden of Manchester, and there are still a lot of allotments and gardens in production in this area.

I think a great scheme would be to integrate Stretford Garden Town into all the development of the highways and public spaces. is there an appetite for this with local people? The council could set the ball rolling- there is a lot of space and potential for planting and growing - sustainable community, like Incredible Edible in Todmorden?

A garden town makes a great gateway destination. The inspiration at the Quays and Media City could be used to inspire people (the lovely gardens there)

I think this also makes it feel for the people and not just about attracting new people into the area.

See Newhall Garden City

<https://www.theguardian.com/cities/2014/dec/19/five-cities-where-planning-went-right>

Integrating liveable and diverse spaces sounds amazing.

This is an opportunity to engage also with innovative urban planners.

Best wishes

---

Having attended the meeting tonight at Stretford Grammar and seeing the comments afterwards on social media it is clear that the format for the meetings is not providing all attendees with the same information.

Tonight we asked that the meeting format include time at the end to review the main discussion points from each table. It was disappointing that this didn't happen.

Going forward to the next meeting it would be helpful if time was left at the end to allow a review of the main points of discussion to be shared from each table.

Could I also request a copy of all the minuted discussions from tonight's meeting are made available before the next meeting in December.

Thank you

---

I have filled in the Consultation and I have looked closely at the plans and I still believe it is far too big in such a small piece of land.

Added to this students do have cars where are they going to park.

Also it has been documented that we have the poorest air quality in Trafford more traffic won't help.

I feel that I have no confidence in our Council and that they do not have the best interests of the Stretford residents and this proposal is to save them really developing Stretford.

---

Dear Sir/Madam

### **Trafford Metropolitan Borough Refreshed Stretford Masterplan**

Thank you for your consultation on the above dated 10 October 2017, which was received by Natural England on 10 October 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**Natural England does not consider that this Refreshed Stretford Masterplan poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.**

The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.

If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully

---

Re: Stretford Leisure Centre.

Dear Sir or Madam,

Please retain the friendly atmosphere.

Please re-establish at least one Squash court.

Yours sincerely,

---

Hi

I'm attaching a summary of a brief survey some Labour Longford branch members did on the morning of Sunday 19 November.

Hope it's helpful.

Best wishes

Attached Survey:

## Stretford Sports Village survey – 19 November

- 33 surveys completed
- 12 knew about the proposal already

### Why users use it (with number of comments)

- Children's swimming lessons -3
- Children's classes (judo/ Tiny Teds) - 2
- Good for children and parents – 4
- Roller disco - 3
- Holiday play clubs - 1
- Sat morning multi sports for children - 1
- Children's parties -1
- Swimming pool and extended pool times – 7
- Small pool - 2
- Free swim -1
- Ladies swimming - 3
- Badminton -4
- Judo - 1
- Classes/lots of activities – 4 – great choice and variety for all
- Spinning classes - 1
- Judo - 1
- Gym - 4
- Ladies gym – 7
- Staff are friendly, good customer service - 5
- Nice friendly community feel – 1
- Familiar, used to it - 2
- Close to home – 9
- Convenient - 6
- Quiet times - 2
- Reasonable costs -3
- Café -1
- Good parking for disabled - 1
- Opens until 10 -1

### Frequency of use

Daily	Regular	Infrequent	1/week	2/week	3/week	4/week	5/week
2	1	4	6	5	10	2	3

### Complaints

- damp in current building
- showers and toilets don't work
- facilities are filthy and disgusting – need to up their game, need more staff to do cleaning
- it's showing its age, needs modernising, needs refreshing
- equipment sometimes doesn't work



- expensive

### **New leisure centre - what the users want**

- badminton courts
- judo area
- multi use courts
- 5 a side football
- clean showers/toilets
- improved, cleaner, modernised changing rooms, like Urmston Leisure Centre
- separate family changing room where can leave clothes
- more access to pool
- open access to small pool
- 3 pools – large club one/main one/toddler pool
- more swimming lanes
- warmer pool
- women only swimming every day
- swimming pool with slides
- water theme park
- sauna/steam room
- bigger women's gym – 5 comments
- decent sized gym
- access to gym for young people
- different exercise classes for children
- fun activities for 2-18 year olds
- more classes in evenings and weekends eg Pilates, yoga, circuits
- improved café, reasonably priced, decent, healthier food – 3 comments
- hall hire
- computer suite
- library
- good car park
- secure bike storage
- aesthetic building, not an eyesore
- no increase
- same facilities but bigger and upgraded - like the centre as it is

### **Positive comments**

- It will modernise the facilities and bring all leisure facilities together under one roof which will bring in casual users when they are using campus/shops etc
- If newer, it will hopefully promote issues such as disabled access
- Generally in favour, as current building needs revamping
- Reasonably positive, not averse to it
- All for change, it's going in a positive direction
- UA92 is good for the community - an opportunity for Trafford with hopefully more community use

### **Concerns**

- Parking and football traffic issues – will need more parking – would not want to pay for parking – 16 comments
- Availability/accessibility to non-students – 9 comments

- community vs students
- restrictions on current lessons for children – either unavailable or too expensive
- how can it cater for both families and students?
- capacity and daytime access to facilities especially swimming and swimming lanes of Hough End
- needs to be bigger as will be very busy
- lots of local school children use current leisure centre - how will this affect them?
- Increased costs – 5 comments
- Timings, planning
- Infrastructure
- Knock-on-costs eg extra litter/rubbish collection
- Stretford residents don't seem to be a priority in whole Masterplan - need to listen people if want to improve facilities - need to make people more aware of this
- Better to improve current one rather than spend money on buying land at new site - 3 comments

### **Overall**

Positive – 19 – as long as access/price issues addressed

Indifferent - 6

Negative - 8

Dear Stretford masterplan,

Your proposals include plans to develop on various sites along Chester Road which currently contain many mature trees. Are you aware of the environmental impact removing these trees would have? This link details peer reviewed health and wellbeing benefits of trees to people living in urban environments:

<http://www.cityoftrees.org.uk/why-trees-health-wellbeing>

[Why trees: Health & wellbeing | City of Trees](#)

[www.cityoftrees.org.uk](http://www.cityoftrees.org.uk)

Trees and urban greening play a key role in: Improving air quality - Trees, woodland and other green infrastructure improve air quality by intercepting harmful ...

Other pages on the same site document the wider benefits to the economy, to the climate and to wildlife.

Please could you reply to my email to tell me whether the council have considered the impact of removing these trees on local residents, including impacts on the already illegal levels of air pollution and high rates of respiratory illness in Stretford. Please could the council reconsider this part of the masterplan. It would be extremely irresponsible to build on this land.

Yours

---

Good morning ,

After reading the leaflet posted through our letterbox re the brilliant proposals for our Stretford , I would like to put forward some suggestions towards the iconic building , The Essoldo.

1. For many years I have walked past the above building with ideas bouncing around my head of what it could be used for. For me it needs to be the heartbeat of Stretford as it once used to be. Youth tends to be the heartbeat of many an area. With the proposed student accommodation in the pipeline on the Lacy Street site , the Essoldo is in prime position for the future tenants of that area.
2. In my humble & limited ideas for renovation , I think it should be turned into bowling allies , games areas , small food stalls , cafes , bars , live stage area etc. Not just for the future students who will reside on Lacy Street but for the entire population of Stretford .
3. I have lived in Stretford virtually all my life after moving home in 1970. I have seen The Essoldo in its glory days & watched its demise over the years . We have great opportunities ahead of us & a chance to bring our beloved town back to life.
4. I would also like to see a place where the history of Stretford derives from. From its Roman routes of Streta Ford to its nicknamed Porkhampton from its dealings with the pig trade . To the Greatsone situated outside the Chester Rd side next to Gorse Park.

If I didn't suggest or put forward my ideas I wouldn't care about MY Stretford but I do.

Many thanks for taking time to read my thoughts.

---

The former Essoldo building would be the perfect venue for a Weatherspoon's. There is nothing in this part of Stretford that sells a fine selection of food and drink at sensible prices. This would give the area a massive boost which it so much needs.

---

Hello I got a leaflet through the door regarding this plan.

My first thoughts are that this will not be beneficial to myself, family or the local community.

1, We don't need an extra university here. There are already excellent universities and world class facilities within a short bus or tram ride.

2. If you want to develop education then North Trafford College existing site and Stretford's Leisure Centre could be improved or modernised. I understand the plan is to close Stretford Leisure Centre down.

2. An influx of students will possibly deprive locals of amenities. A developed night time economy with the extra noise and disturbance it would bring is not something I would welcome. Night time facilities are available in Chorlton, Trafford Centre and other places within a 3 miles radius.

3. The metro is already very congested at peak hours and times.

4. There is already a shortage of housing for local families.

5. Making the mall entrance more attractive will not necessarily lead to more use. I haven't seen anything in this leaflet that will encourage more shops or better use of the empty units.

6. Whilst I would welcome better facilities in the area, I feel that attracting thousands of mainly young students, living away from their parents is not the best way to do it.

7. We already suffer with a lot of congestion due to Football, Cricket and other activities at the stadiums not to mention road closures for various sporting events.

Regards

---

The plans are exciting and impressive and have our full support.

---

Stretford Mall Facade on the main A56, awful and depressing. For more than 40 years Stretford has been marred with the dreadful facade facing the main A56, it certainly doesn't blend well with the beautiful clock tower building of the old town hall.

The photo attached shows a modern development in Bath which was recently built to replace another hideous 1970's shopping centre. Please demolish, or at least refabricate the old structure with a tradition style of architecture, it just might make people want to stop and visit. As it is, you want to be as far away as possible!

Let's take this opportunity to give Stretford a bit of 'old world charm', just as it was when I was young. Thank you for reading my email.

Regards



See Stretford below, and be depressed!!!



---

**Re: Edge Lane, Kings Rd, Lime Rd road cross road junction**  
accessing the A56 from Turn Moss Rd

Dear Strategic Growth Team,

I am a local resident of Stretford I have been looking at the 'Refreshed Stretford Master Plan' and have found it very informative and detailed , thank you.

*Stretford Public Consultation Report for the Refreshed Stretford Masterplan (January 2018)  
Part 6: Email and Letter Responses*

On page 27 of the 'The refreshed Stretford Master plan' it proposes that:-

**'A new green route will be delivered along Edge Lane from the A56/Edge Lane junction to Turn Moss Road' - providing an enhanced gateway into Stretford from Chorlton**

Would it be possible to ask Trafford Council to make the necessary investment available asap to make this new proposed green route safer by installing 'pedestrian assisted (green man)/cycle' crossing points at this very busy road junction. Currently this proposed enhanced gateway to Stretford from Chorlton which crosses Edge Lane/Kings Rd/ Lime road junction has no 'green man' assisted pedestrian facilities and 'near misses' between pedestrians & vehicles are now a frequent occurrence.

Just last week an Elderly Cyclist was knocked off his bike on the 7th October 2017 3:3-pm approx. - ambulance attended the scene at this very busy junction.

Please let me know if you would like any further information , thank you

---

Hi

I have identified a site more suitable for student accommodation than Lacy Street.

The site is <https://www.google.co.uk/maps/dir/53.4564204,-2.2812254/@53.4564191,-2.281398,18z/data=!4m2!4m1!3e0> on Ayres Road. I have attached photos of the derelict site.

I shall now list the advantages of this site over Lacy St.

- 1) It is much closer to the UA92 proposed campus.
- 2) It will not put further pressure on an already crowded tram service between Stretford and Manchester city centre.
- 3) It does not have a Ministry of Justice Probation office in the middle of it, which cannot be purchased..
- 4) It appears to be derelict and unused, unlike the Lacy Street site. It appears to be in genuine need of regeneration, unlike the Lacy Street site.
- 5) The Lacy St site development will be very intrusive and disruptive for nearby residents. I believe this site can be developed without that level of intrusion and disruption to nearby residents. It is quite long so would not require the high rise that is proposed for Lacy St.

Best Regards

---

Fantastic news! I hope it all goes ahead & breathes new life into Stretford. We don't have a town centre in the traditional sense because of the large dual carriageway that cuts straight through.

1. I would love to see trees planted down the central reservation approaching the junction with Edge Lane from both directions. Flower tubs. Signs alerting people they are in our "town centre" so that Stretford becomes noticed and not just a place people drive through on their way home to leafier suburbs. The leaflet that arrived today talked about creating a strong sense of place. I think that starts by showing people sat in traffic on Chester Road that Stretford is a thriving & proud community.
2. We may always be poorer as a district than our Cheshire neighbours but that doesn't mean Stretford has to look depressed. I'm always struck by Hulme when I drive through it & I think we should follow it's example. When you drive through Hulme, you notice young TREES everywhere by the roads & there's a community garden. It all looks maintained and not forgotten.
3. I agree that it's a once in a generation opportunity to allow interested businesses to start what would be a greatly needed regeneration of Stretford. But I think it's the council's responsibility to add basically the street furniture.. trees etc and contributions/art around the centre that will give a real sense of belonging to residents. Maybe some displayed information about Stretford's history.
4. The interested businesses may not develop in a way that's sensitive to Stretford's existing residents. They will develop their site & that's fantastic but that's where their interest & funds end. There will be an influx of students and that may cause tension if Stretford's existing population hasn't first been given the sense of pride in our centre that we haven't had since I can remember.
5. I've lived in Stretford since my 20s. I've settled here and I'm bringing up 3 children here. I've never been proud of where I live & when relatives visit, I hope they shut their eyes on the way to my house. I dare to hope that this is the start of Stretford turning into somewhere where my 3 boys may one day choose to live.

Thank you for reading this. It's been nice to have a say about something I do care a lot about and I'm sure many others do too.

---

Good afternoon,

I recently completed the survey but didn't get an opportunity to make the following points.

Firstly, regarding the development of safe walking routes. The junction of Kings road and Edge lane is dangerous. This has been raised by others with the LA. Given the influx of additional students, many who will want to walk this route towards Chorlton or towards Turn Moss, its vital that a safe crossing is installed or this is a disaster waiting to happen.

Additionally, I strongly object to the removal of trees on Chester road and the building of residential building here. We need those trees for a healthy environment and to avoid an 100% concrete jungle and I don't think it's fair to the residents of Trafford grove to box them in. I live off edge lane so this does not immediately affect me, it's rather my concern for my community,.

---

I am writing to express my extreme concerns about the impact of the new Stretford Regeneration programme featuring the new UA92. I lived in Stretford all my life before moving to Birmingham for University 3 years ago. I live in a student dominated area, Selly Oak and so I am well aware of the pitfalls of such a community.

Selly Oak has had the University of Birmingham on its doorstep for over 100 years and is well used to student life. In a lot of ways it's just like Fallowfield or Rusholme. Knowing these areas, I think the idea of regenerating Stretford around a university is extremely reckless. Student towns are grotty, dirty, noisy and dangerous.

I'll start with the least of the problems, the noise. We all know the problems there are in Fallowfield, Police having to close parties every night. Is the idea of all the problems of student parties right on our doorstep an attractive one? I don't think it is to most residents.

One excuse may be that the students will be kept away from residents in halls. But this only applies to 1<sup>st</sup> year students. It is culture for 2<sup>nd</sup> and 3<sup>rd</sup> year students to rent privately in houses to reduce costs. So what will this do to the housing market? It will create a chaos of cowboy landlord renting once family homes out to students as HMOs at extortionate prices. And the residents and families currently living in Stretford? They'll move out because who wants to live in a student town.

And now let's get onto the most concerning part... the crime. I'm sure you've seen the horrible trend in taxi driver rapes in Manchester city centre targeting students; well that could be Stretford. Here in Selly Oak we have major problem with muggings and violent crime as well as burglaries. This is because students are easy targets who often have expensive possessions. Is this really the way forward?

And then there's the idea that Students and the University will regenerate Stretford's shopping scene. Well guess what, Selly Oak sits in the same list of the 10 worst high streets in Britain in 2017 alongside Stretford. The empty shops may be filled but only with knock off booze stores and takeaways with a one star hygiene rating. So much for student investment changing things for the better.

My next concern is about the sports and leisure facilities. My University has just built a £50m sports centre which was supposed to be big enough to cater for the students and local residents. Within one week of term starting the gym had ran out of memberships. Unsurprisingly its almost always rammed packed. What measures would be put in place to stop this at Stretford Leisure centre? I know nothing would be done at Pure Gym in the Arndale. Residents may as well wave goodbye to that ever being quiet again. The development on Turn Moss is also a problem. There is



really no need for this area to be developed. Its popular with dog walkers and hosts many sports teams. I can assure you a 3G pitch with fences all around it is not in the best wishes of those who use it.

And finally, I'm concerned by the idea of the University itself. It just seems to me that Gary Neville and co are putting local communities in jeopardy just for a pass time and a bit of extra money. Serious questions have to be asked if the University is actually necessary or sustainable. There are already 3 established Universities in Manchester with a smaller one stationed at the Etihad stadium already providing the types of courses this new start up seem to be focussed on. What would make students choose here and is the impact on the community really worth it?

I hope you have understood my concerns and take them seriously. As a student myself I can recognise the problems this plan throws up more than most. Yes, Stretford needs investment an regeneration but I really think this plan will see Stretford regress. It really isn't worth gambling the future of a residential community on a footballer's pipe dream.

Yours sincerely,

---

With regards to the above, I have downloaded some of the maps with regards to the planning of a university and all the groundwork that it entails. Can you please cut the spin and just give me information/benefits regarding the locals, who are the council tax payers. I for one cannot see any benefit whatsoever with having this so called University of Sports.

1. Who needs to go to University to play sport?
2. Why is there a need for a 20 storey block to be built? Bearing in mind this is going to be a very tall building and will be a blot on the horizon, (I know because I worked at CIS for some time on 21<sup>st</sup> floor)
3. On the original plan, which I have also downloaded and do consent to, has an opening up of the canal and could encourage boat owners to park on the sides and spend some time in Stretford. I liked the thought of a café there.
4. Transport. Does this mean that the trams are going to be constantly full, due to the usage of students.
5. The empty unit spaces in the mall. This is due to the owners constantly putting up the price of renewable leases. I know this to be a fact because I speak to the workers who have confirmed the same. The Co-op Travel was the last one, and now I have to go further afield to book my holidays. They have even charged for parking cars. They are the cause for their own downfall.

I await your response.

---

I have been keeping our stakeholders informed of the content of the Refreshed Stretford Masterplan consultations and in particular the UA92 elements of the plan.

I can now formally respond to the proposals and to place our views on the record.

The view of the Stretford Malls owners and stakeholders is as follows:

- UA92 presents the scale of transformational change that Stretford needs in order for the town to regenerate.
- Transformational change is long overdue and the Mall supports the regeneration of Stretford.
- The Mall welcome other parties investing in Stretford; over the last four years it seems that very few organisations other than Lunar Stretford SARL have invested in the town.
- The Malls owners have invested £Millions over the past four years and plan to continue to do so.
- This investment has improved the fabric of the building and seen new retailers introduced, has seen existing retailers relocate and at considerable cost, free car parking has been provided.
- The current proposals give the Mall the opportunity to engage with potential tenants that are not currently considering Stretford as a viable proposition and may allow the Malls tenant mix to develop in areas in which there are gaps or omissions.
- It is far too early to say what the outcome will be on the Mall for a proposed redevelopment project that will evolve over nine years or more, but this level of change can only aid the Mall owners ambition to own a vibrant and successful community shopping centre.
- Tenants, many of whom are local residents are universally in favour of the UA92 proposal, all be it with some reservations.
- Currently the Mall is a neighbour to the proposed development and not part of it.
- It is hoped that the infrastructure within the town is developed at the same pace as new build programme and that the economic growth of the town is not held back by a lack of investment in the road and transport network, in services such as doctors surgeries and dental practices and that the public realm is developed to create a welcoming environment for the town.
- The need for investment in Stretford is best demonstrated by the fact that it has proved challenging to find businesses and in particular Retailers who believe in Stretford as it stands and who think that there is a demand for their business here.
- If the supply of target consumers improves, their demands will be catered for by business choosing to operate in Stretford.
- Currently the pace of change in Stretford's demographic makeup is slow and there are no additional or compelling reason for business to invest in Stretford over and above other towns.
- There is a danger that if Stretford elects to do what it has always done i.e. nothing, then it will get what it has always got.

- The introduction of the Tesco Extra on Chester Rd and the expansion of the White City Retail Park have not aided the regeneration of Stretford town centre and it is hoped that more thought is given in future when planning permissions are received for development in this area.

I hope these views are of some use and are published as part of the consultation process.

Stretford Mall

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The TEES Group have recently met and the Refreshed Stretford Masterplan was presented and discussed.

The TEES group feel very strongly that the proposals are a very close fit with the aims of our partnership and we would like our support of the Refreshed Stretford Masterplan to be placed on the public record.

The Trafford Employment, Enterprise and Skills Group (TEES) is a sub group of the Trafford Inclusive Growth Board and TEES works to effectively co-ordinate the delivery of employment, skills and enterprise activity in Trafford, to benefit the local community, local business and the local economy.

TEES strive to maximise all available funding opportunities to increase the level and impact of public and private sector investment in skills.

The group aims to reduce unemployment, raise skills levels and to support the creation of business start-ups in order to grow the Trafford Economy and to develop the borough as the enterprise capital of the North West.

Membership of the group includes representatives from agencies such as the DWP and Trafford College, working alongside individuals from third sector organisations, officers from Trafford Council and leaders from private industry.

The group recognise that if adopted, the Refreshed Stretford Masterplan has the potential to positively impact on the life choices for residents of Trafford and can help to drive economic growth in one of the more challenged areas of the borough.

The TEES group are looking forward to seeing these proposals develop and to be able to work with new partners to upskill local residents and to create an educational aspiration for the next generation.

The TEES group further recognise the employment and apprenticeship opportunities that this proposal offers and notes the synergy with the "Trafford Vision for 2031" where nobody is held back and where nobody is left behind.

Chair of TEES Group

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## **UA92/Refreshed Stretford Masterplan consultation submission**

## Introduction

On 20th September 2017 the Council, University of Lancaster and Gary Neville launched the UA92 University project. The package of proposals included a University Campus at the former Kellogg's site on Talbot Road, a 'Student Village' at the Lacy Street Car Park site in Stretford, the refreshed Stretford Masterplan, conversion of the Essoldo building into a shared community/students space, and changes to the use of Turn Moss.

This is the biggest amount of change proposed for Stretford since the 1960s- where roads were widened and the Stretford Arndale was built. My approach was to keep an open mind to the investment opportunity- with the expectation that more concrete information about all aspects of the proposals would emerge during the consultation period.

Since September I have attended a number of meetings in order to listen to what local residents and other stakeholders in the community think about the proposals

Date	Theme
19/9/17	Ward councillor briefing on UA92/Refreshed Masterplan proposals.
20/9/17	Stretford Working Group meeting briefed about the proposals at the Town Hall.
24/9/17	Friends of Stretford Public Hall open meeting to discuss UA92.
29/9/17	Meeting with Joanne Hyde, Richard Roe and members of Friends of Stretford Public Hall to discuss issues from 23/9/17.
2/10/17	Meeting between ward members and Sean Anstee, Joanne Hyde and Richard Roe prior to the Public Executive meeting.
2/10/17	Attended Council's Public Executive meeting where UA92 was the main agenda item.
10/10/17	Trees Tenants & Residents Association meeting to discuss proposals.
11/10/17	Council- contributed to the UA92 agenda item along with colleagues.
14/10/17	Attended Stretford themed consultation drop-in arranged by MSA Praxis/Loop Systems.
18/10/17	Stretford Working Group meeting at Town Hall.
24/10/17	Meeting at Town Hall with Richard Roe, Amey Estates and the traders of Manor Farm Industrial Estate.
2/11/17	First formal consultation meeting at Stretford Public Hall.
8/11/17	Second formal consultation meeting- UA92 & the university offer held at MUFC.
13/11/17	Stretford Masterplan: Meadows Residents Association meeting at Vine Court in Stretford.
15/11/17	Visit to St Matthew's Primary to receive feedback on public consultation meeting held on 9/11/17.
15/11/17	Meeting between ward members and Joanne Hyde and Richard Roe at Trafford Town Hall.
21/11/17	Third formal consultation meeting- Stretford Town Centre held at LCCC.
27/11/17	UA92 Friends of Parks meeting held at Sevenways Church.
28/11/17	Forth formal consultation meeting- The Leisure Offer held at Stretford

	Grammar.
1/12/17	Visit to Manor Farm Industrial Estate with Richard Roe and ward colleagues.
7/12/17	Final formal consultation meeting at Stretford Public Hall.

I will now provide some thoughts on the consultation itself and each of the proposals.

## The Consultation

The Council's formal consultation ran between 10th October and 19th December 2017. As part of the consultation residents in each property in Stretford, Longford and Gorse Hill received a leaflet and an invitation for residents to tell the Council what they think. Five formal meetings were arranged in different venues across the area and a number of other meetings were arranged at the request of local residents and ward councillors. The Council provided displays boards at a number of public buildings in the area. There was also a social media campaign and online survey for people to complete.

However I do have a number of concerns about the consultation:

- The introductory leaflet was light on detail. It listed a number of aims without any suggestion as to how they would be achieved. A summary of the key proposals on the final page of the leaflet read more like declarations of what will happen rather than the start of a conversation with local residents.
- The Council's online survey did not appear impartial and therefore not taken seriously by many local residents. Each question seemed weighted towards the positive with some of the words in the introduction to each question (for example state-of-the-art, vibrant hub and high quality student accommodation) seemingly an attempt to steer the responder to a certain view. Another term in the questionnaire which caused concern was 'Being brave with the vision and plans for Stretford' - the inference being that anyone with concerns about the proposals was not brave.
- Gaps in information and a lack of answers to questions: a lot of people entered the consultation process with an open mind and with questions for which they'd like reassurances. However concern grew during the consultation at the gaps in information that did not get filled. Some information emerged during the consultation and some aspects changed. Information given to individuals asking questions could be inconsistent.
- The quality of facilitators at each consultation meeting could vary- many were excellent however some did not have a handle on the subject matter.
- Not enough was done to proactively engage with our local primary and secondary schools.
- Residents raised concerns with me about the proposals being presented as 'this or nothing' - which is not the best way of encouraging a constructive dialogue with the community.
- The Council failed to notify key businesses in the local community that land they leased or were based on was up for consideration. I heard from a number of businesses about how this uncertainty had curtailed plans they had to invest further.

- Not every resident in Stretford has access to or is comfortable with using the internet- which did create a barrier to taking part in some of the consultation process.
- There were some more positive aspects of the consultation I did want to note:
- Despite some of the issues mentioned above, the format of the majority of the consultation meetings allowed people to have their say.
- Officers of the Council were responsive to requests for meetings and were on hand to attend.
- The Council have developed their social media strategy, which was a noticeable improvement during this consultation.

Throughout the consultation process I raised concerns and provided feedback to senior officers at the Council. On balance I believe it would have been better for the Council to have engaged a third party to run the consultation. I will return to various aspects of the consultation during the rest of this submission.

### **Proposal One: The UA92 Campus Quarter**

What I understand at the end of the consultation: the proposal is a private venture between a number of businesses, public bodies and The University of Lancaster. It will be a Higher Education Facility offering sports, business and media courses. A prospectus will be available in early 2018 and the UA92 wishes to start teaching from September 2019. The ultimate aim is for a population of 6500, around one third of which will be international students.

What I believe is still not clear:

- Whether there is a market for an additional Higher Education facility in the area- given the proximity of Salford University, MMU and the University of Manchester.
- Information on the courses offered and if/how they're unique.
- Information on the level of tuition fees and length of the courses.
- Financial viability- exactly how the university will be funded.

This should and could be an exciting addition to the local area and it is something I would like to support. However the project has already been added to the Council's Risk Register as a high risk and I have yet to be fully convinced that this project is viable. The Council needs to explain what would happen if the project were not to succeed- this is something that was not discussed during the consultation process.

### **Proposal Two: Lacy Street**

This to me is one of the most controversial aspects of the package of proposals. The proposal to introduce approximately 1200 students into the town centre area of Stretford has been framed as a regeneration catalyst for the area. The basis of this argument is that more people in the town centre will mean an increase spend however I am suspicious of this reasoning.

What I believe is still not clear:

- There is a lack of evidence to support the Council's argument that this will act as a catalyst for the local area. The Economic Impact Assessment report commissioned by the Council puts forward the students numbers argument without offering any detailed analysis of student spend. Nor does it reference any examples of student-led regeneration. The report is assumption heavy and evidence light- quick to describe the area as deprived without recognising the demographic change that has been taking place over the last decade. I repeatedly asked for more robust evidence over the course of the consultation but received none. I acknowledge that there will be some increased spend in the local area- however I believe the net cost to the existing community exceeds any gain.
- The design and height of the proposed accommodation block. First we were informed it would be up to 20 stories high, then that figure changed to 16. Either way all the artist impressions so far suggest a building that jars with the local skyline and takes us back to a style of design we're trying to get away from locally.
- Additional public realm and opening up the canal side. This argued benefit for the community is somewhat contradicted by the artistic impressions shared so far: the canal side isn't opened up and the scale of the buildings act as a physical barrier to anyone but residents of the blocks in question.
- Impact on the existing population in Stretford. There's little acknowledgement of the impact on the existing population in Stretford following a significant increase in the local population and the pressure this will put on services. The Council should have clearly set out how the current community would be supported through such a period of change- it has not and I believe this is a mistake.
- Increase in traffic- it appears that the Council has made no allowance for students using their own cars.

In summary I'm not supportive of the current accommodation proposals put forward by the Council. If the university proceeds as plans the Council must start again with the accommodation and work with local residents and stakeholders in the area. On more than one occasion during the consultation the Birley Fields campus in Manchester has been referenced as a potential way forward. Other sites have also been suggested in order to spread the accommodation across the wider Stretford area.

### **Proposal Three: Refreshed Stretford Masterplan**

This set of proposals include Stretford Mall, the public realm, potential sites for redevelopment and the Chester Road/Talbot Road link between the UA92 campus and Student Campus.

Issues that have emerged during the consultation:

- Manor Farm Industrial Estate: This is a small industrial estate off Poplar Road in Stretford. The Council owns this land and has leases in place with most of the tenants. Many of the businesses have been based on the site for decades- and passed down the family line. Employment at each unit can range from 2 to 15 and total turnover is in the region of hundreds of thousands

of pounds. There are a range of businesses on site with regional, national and international client bases. The Council included Manor Farm Industrial Estate in its draft refreshed masterplan as a possible area for redevelopment. However the Council failed to notify its tenants and they found out via the media. This has caused significant stress and cast a shadow of uncertainty over the businesses. Since the publication of the refreshed masterplan the business owners have been in contact with local councillors and senior officer at the Council, culminating in a site visit. I now hope the Council recognise the economic and employment potential of the existing industrial estate and retain it and work with the local businesses instead.

- Stretford Mall: I acknowledge and respect that the manager and businesses in the Mall are supportive of the UA92 proposals. However I do believe the Mall should have been integrated better into this consultation. It would have been helpful to see a joint plan between the Council and the Mall regarding how the building and businesses within would respond to the project over time. The part demolition of the Mall is a start- however I do believe there's an opportunity to reconfigure the King Street area and open out the building in other ways.
- Land along the A56: There are a number of attractive greenspaces put forward as potential redevelopment sites along the A56- particularly on either side of St Ann's Church and adjacent to the junction with Derbyshire Lane. A number of attractive, mature trees are situated on these sites- adding to the street scene and also helping to tackle air pollution. These sites must be retained as attractive green spaces.
- The current Stretford Library site on Kingsway: the draft masterplan suggests that the current library site could be redeveloped. I would expect any plan to move the library from its current site should be subject to a separate consultation- as it stands I believe the library should remain where it is and the Council should look at opportunities to better use the building (which is one of our few remaining historic buildings).
- Improvement to transport network: historic road designs have divided neighbourhoods and not prioritised pedestrian and cycle safety. Now there's an opportunity to change this but it does need the Council and Transport for Greater Manchester to work with residents promote transport networks that encourage walking, cycling and public transport. This means safe and attractive cycle and walk ways and increased bus and Metrolink capacity. No ideas have been presented so far- which in itself provides an opportunity.

I don't think the 2014 Masterplan was given the time needed to make it successful and the refreshed Masterplan has drawn a lot of criticism. However the Council has been responsive and it is my understanding that a number of sites will be kept as they are now. I fully expect the Council will be significantly redrafting the plan once again in response to feedback from the consultation.

#### **Proposal Four: The Leisure Offer**

The proposals put forward include relocating Stretford Leisure Centre to the UA92 Campus site and upgrading sports facilities at Turn Moss- including a 4G pitch.



What I believe is not clear:

- Capacity of the new Leisure Centre: how will it cope with increased numbers of users? How do we guarantee that the public don't get 'crowded out' of the facilities?
- What happens to the 'Talbot Suite' situated on Stretford High School land, currently part of the existing Stretford Sports Village?
- Who will have access to the new pitches at Turn Moss and when? The idea of Salford City using the site as a training ground was introduced part way through the consultation and has led to a number of questions around ownership of pitches and accessibility.
- Proposed drainage improvements on Turn Moss: will this work? Is there a risk of displacing the issues with flooding elsewhere? Apparently this won't be explored further until a planning application is put together.

I am concerned that the existing community will have difficulties accessing public leisure facilities. I am also concerned about the flooding issues on Turn Moss and how easy it is to drain the area. I believe that there is an opportunity for more sports and leisure facilities and that these should be sited in the town centre area as part of any regeneration plan.

### **Proposal Five: The Essoldo**

Originally the proposals suggested a shared student and community space- this seemed to change to community use over the course of the consultation. Securing the use of the Essoldo for the community would be popular however there are some questions regarding this proposal:

- How likely is it that any CPO attempt would be successful? How many years could the process take?
- How do you avoid the Essoldo replicating activities and events already taking place at Stretford Public Hall?
- Is there the capacity for another Waterside style venue in the area? I would hope so but have suggested this to the Council in the past and received a negative response.

Much as I would like to see this building open to the public again I am concerned that the Council may drop plans in the face of difficulty.

### **Concluding remarks**

Stretford has waited a long time for the Council to put forward a set of regeneration proposals and since September I have done my best to engage with the consultation process and also listen to the views being put forward by the local community. Although I welcome that the Council has now turned its attention to Stretford I do not agree with the 'this or nothing' approach I and others have detected during the consultation.

When the formal consultation commenced I did expect the Council to produce more information than has been available. It is very difficult to make a considered response when so many questions have been left unanswered.

I also believe that over the last few months the Council has offered insufficient evidence regarding how this package of proposals will provide a net benefit to people currently living in the area. I would therefore suggest that the Council review the feedback received and draw up a set of proposals that are subject to further consultation.

A number of ideas put forward during the consultation that demand serious consideration include:

- A Stretford Pledge- a contract between the Council and Stretford community- where employment and training opportunities for local people are prioritised.
- The Council need to demonstrate how it would meet the demographic pressures this proposal would create- from protecting and enhancing our local environment to meeting the demand for local health services.
- Better cycling and pedestrian infrastructure for the Stretford area- there is an opportunity to lead the way and learn from towns and cities.
- Genuinely opening up the canal side- currently one of Stretford's hidden assets. The current proposals do not do this.
- Genuine links between UA92 and our local schools in Stretford/Old Trafford. Our schools are under sustained financial pressure right now and I believe there could be a role for UA92 to support them both financially and in-kind.
- More investment in our existing leisure offerings- from increased leisure centre capacity (including in the town centre area) to investment in infrastructure in our local parks. Since sport is going to be one of the main offerings at UA92 we should aim to have a high standard of sport and leisure offerings in the community, which remain owned by the public.
- A plan for the Mall itself- we have a proactive management team at the Mall at present and the opportunity is there for the Council to work in partnership and produce a retail offer and look that better fits today's world.

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I am a Stretford resident and an Inspector for the Peak and Northern Footpaths Society. This response to the consultation on the Refreshed Stretford Masterplan is made on behalf of both the Society and myself.

The first object of the Peak and Northern Footpaths Society is “creating and preserving open spaces, public access rights and rights of way” and as such we welcome the references in the Refreshed Stretford Masterplan to the benefit of public open spaces and to pedestrian access to these areas. We would like the Masterplan to go further and include a commitment to identify, investigate and aim to deliver more specific proposals for pedestrian access, including better and formalised access to areas within and in the vicinity of the area covered by the Masterplan including:

- the Bridgewater Canal towpath,
- the east side of the Bridgewater Canal
- the Metrolink corridor, and

- Stretford Meadows, and include a commitment to maintaining that access. We would also want to see confirmation of the protection of open access to the Turn Moss area.

We are pleased to note the proposal to create an additional link to the Bridgewater Canal towpath to the north of the Essoldo Cinema. However there are long stretches of the towpath both to the south of Edge Lane and to the north, beyond the Essoldo Cinema, with few access points. We would like to see consideration being given to increasing the number of access points to the Canal towpath from the west, including the formalisation of the current “desire line” (worn path) running east from Chester Road (south of the Overflow River Channel) to the Canal towpath.

With respect to the east side of the Bridgewater Canal, we welcome the proposal in the planning application for the Royal Works site to provide public access along the length of the site and to include a linear park at the southern end. We would wish to see the opening up of a further length of footpath southwards (for approximately 100m) to Cut Hole Bridge and the steps down to Hawthorn Road, thereby improving access to the Mersey Valley. We would also like to see the clearing of the continuation path between the Canal and the Metrolink line (now obstructed by vegetation) to Barfoot Bridge (to the existing access under the Metrolink line to Sale Water Park). We note that, north of Edge Lane, the canal-side footpath on the east side of the canal to the west of Stephenson Road is becoming overgrown and almost impassable. Action is needed to maintain this path by whoever is responsible, emphasising the need not only to create public access but also to ensure it is maintained.

We believe that there is the opportunity to create a new motor-free route within Metrolink's land between Stretford and Trafford Bar stations. This could be extended further south under Edge Lane complementing the proposal for a new bridge across the canal to the south of Edge Lane. This would provide improved access between the proposed UA92 Campus Quarter and the Student Campus and take pressure off the Canal towpath.

With regard to Stretford Meadows we would like to see access to this area from the Town Centre formalised by the dedication of a public right of way from Poplar Road to the northern side of the area, with links to Urmston and to the public bridleways running along the northern side of the M60 motorway.

We are particularly concerned to ensure that the proposed developments at Turn Moss do not restrict the current access to the area by members of the public. We would also wish to see the existing public footpaths across the area improved by the provision of a right of way outside the eastern edge of the Grammar School playing fields linking the existing public footpaths.

I would be happy to discuss these matters further with Trafford Council either as part of, or outside, the present consultation on the Masterplan.

Thank you for your attention.

Peak and Northern Footpaths Society Inspector in Trafford

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I write further to your online survey, for residents of Stretford, and the consultation meetings I have attended, to expand upon the questions I have. For your convenience, I have put my questions in italics.

### **Traffic Flow.**

As part of the redevelopment plan, £1.75 million has been spent reworking the Edge Lane/Chester road junction. The original 2014 masterplan stated the principle reasons for this reworking was to ease traffic flow and increase pedestrian safety.

*Could you please confirm if you believe these aims have been achieved?*

From my own experiences as a daily user of the junction, both as a pedestrian and driver, I do not believe they have. Previously, there were six lanes of traffic between Edge Lane and the Mall. The reworking has increased this to ten, with pedestrians having to use four sets of pedestrian crossings. The time it takes pedestrians to cross this intersection has increased dramatically compared to the old subways, but more importantly, it has made the road very dangerous. From discussions with Councillor Judith Lloyd, I understand that there is an intention to install speed cameras. While this may help stop drivers speeding and jumping red lights, it does not address the issue of pedestrians growing impatient and not waiting for the green man before crossing; I see this occurring every day driving home, while I am stopped at these traffic lights. *What other ways is the council considering for improving safety at this junction?*

I live near Stretford Grammar School, and therefore Edge Lane is a major thoroughfare for my family. In rush hour or during Old Trafford football and cricket matches, this road grinds to a stop as traffic waits to join Chester Road. A major choke point on Edge Lane is the junction with Kings Road. *Do the Council have plans to improve traffic flow at this junction and if so, what are these?*

As part of the 2017 Masterplan, there are three proposed developments along Edge Lane (not including the Lacy Street development). These are the canal side former boat yard and Royal Canal Works, as well as Turn Moss. These three developments will all increase traffic flow along a very short stretch of Edge Lane. *How is the council going to ensure, as a minimum, that congestion along Edge Lane does not get any worse, or how they intend to increase flow?*

As part of the UA92 development, there is a proposal to house up to 1700 students on and around Lacy street carpark. From the meetings I have attended, I have learned that the accommodation plans do not include car parking spaces. We were told that this will stop students bringing cars with them to University. While this may dissuade some, I doubt it will stop all. From my experiences of working at Universities, the number of car-owning students is increasing. Compared to the debt that they now accumulate while studying, the cost of a car is quite affordable. UA92 sells itself with forging strong links with industry, having their own transport will be beneficial for those on industrial placements outside Manchester. Even if 10% of the students bring cars to Stretford, this would probably double the numbers of cars

currently housed on Lacy Street. *How will the council ensure that this increase in car usage in this small area does not affect congestion onto Chester Road?*

Air pollution, caused by traffic, is known to affect lung development and trigger exacerbations in lung diseases, such as asthma. As a Respiratory Researcher at the North West Lung Center, Wythenshawe Hospital, this is something I am acutely aware of. The proposed developments within Stretford will result in more people being exposed to traffic pollutants arising from the very busy Chester Road. *During this development, what measures will the Council take to help protect people from airway pollution?*

## **Viability of UA92**

It would appear that Trafford Council is taking on the majority of early-stage risk in the formation of UA92, such as the purchase and conversion of the Kellogg building into an educational establishment. *Considering the backers and industrial supporters of UA92, why is Trafford Council taking on this disproportional amount of risk?*

UA92 is proposing that it is offering students something new. However, the courses it is offering are already being offered by other institutions within Manchester and beyond:

Following the development of media city, Salford University has forged strong links with the BBC, ITV and other production houses to develop a world-class media studies department.

Manchester Metropolitan University has a long history in sports science and physiology studies. This has been recently enhanced with the forming of the City Academy in East Manchester.

The Alliance Manchester Business School, is a triple accredited institution providing world-class, industry-focused education to undergraduates, postgraduates and executives across the globe, and is currently ranked number two in the UK.

UA92 state that their “**Target Talent curriculum**” is a unique new approach to learning. However, its ten principles do not appear to be novel and are offered by all Universities I have been associated with during my career.

One of these principles is to encourage students to work abroad, the Erasmus program has offered this to all students since 1987, with Universities forming their own ties with industry and Universities outside of Europe.

They also encourage students to form links with industry. Sandwich year courses, where students spend a year in industry, are offered by most universities in the UK. I currently have three students from Salford, Manchester and Leeds Universities on work placement years within our clinical trials unit. While UA92 has Microsoft as a partner, they principally appear to be just offering to develop a technology center, and not student placements.

Some staff at Lancaster University have already raised concerns publically that the quality of teaching being offered by UA92 will have a negative impact on the credibility of Lancaster University.

I am yet to be convinced why students will choose to spend £50,000+ getting an education from UA92 when they have a choice of any well-established University in the country, and therefore believe it is a high risk that Trafford Council is taking. *What measures have the council taken to ensure that they can recoup their investment if UA92 fails?*

There does not appear to be any plans for research to take place at UA92, so tuition fees will form 100% of finance for the academy. As I have stated above, UA92 may struggle to recruit UK students and will, therefore, target foreign students, using the Class of 92 and Manchester United in publicity. This will be extremely tempting for UA92 as non-EU citizens pay much higher tuition fees. However, recruitment of foreign students is not straightforward. Foreign students find integration into local communities very difficult and tend to segregate themselves. Also, the UK government has put a massive burden on academic institutions and made them act as the sponsor for foreign students. This means that the UK Border Agency will hold UA92 responsible for those students while in the UK. *What plans does the Council have for coping with a large intake of foreign students, many with limited English, into the borough, and how, as a listed partner in UA92, are you going to ensure that the academy is able to uphold its UK border agency obligations? Could the Council also confirm if UA92 has been granted a license from the UK Border agency to act as a foreign student sponsor?*

## **Town Center Development**

The proposal is to house between 1200 and 1700 students in and around Lacy Street. The hope is that this will act as a catalyst to regenerate the town center, the idea being that the more people you have, the more money they will spend. I personally have not been convinced by the Council's arguments for this in the meetings I have attended or the publications I have read. My reasons are as follows:

1. When the Council refers to the Town Center, what they primarily mean is the privately owned Stretford Mall. This commercial space has struggled for a long time and has gone through numerous owners. Stretford has a current population of 36,000, I am therefore not sure why the addition of 1700 more will improve the prospects of the Mall. One of the major issues with the Mall is its limited opening hours, which does not encourage its use by the general Stretford population. Those companies that have expanded opening hours, such as Costa, Aldi and Pure Gym all appear to have plenty of customers. Extended opening hours would also increase evening industries, such as restaurants to take up residence. The proposed development of Chorlton's Mall involves giving each retail space their own external door so that they can choose their own opening hours. *Does the council have plans to encourage the Mall's management to change the opening times and therefore increase its potential use?*

2. SQW provided an Economic Impact Assessment for the development. Their report appears to simply assume that more students equal more money, but did not provide any detailed analysis on the amount of money they thought the student would spend in the area. The report emphasises that Stretford is a deprived area, but does not take into account how monetarily diverse the town is. While areas such as Lacy street are struggling, other areas such as along Edge Lane and Firwood

are have been developing rapidly with the spillover effect from Chorlton. 3-bed houses in these areas are currently being sold for over £400K. It is these more financially comfortable areas of Stretford that are going to have a greater impact on the redevelopment of Stretford than the UA92 students. *What are the Councils plans to protect these developing areas and to encourage these populations to invest more time and money in Stretford town center?*

3. I appreciate that the architectural plans for any student campus on Lacy street have not been finalised. However, those which we have seen do not increase the aesthetic appeal of Stretford and therefore do not encourage further investment in the town center. We have been repeatedly told at recent meetings that the Lacy street development will offer a new green space for both students and other local residents. Firstly, the proposed build on this very small site is going to take 10 years to complete. If I was a student I would not choose to spend my money on living in a building site. Secondly, the proposed quadrangle of tall buildings with small walkways between the buildings would not encourage students, let alone local residents, to spend much time there.

The canal through Stretford town center could become one of its greatest assets, as is the case for Sale. With the Essoldo, the boatyard, the Royal canal works and the Royal Mail sorting office/Atlas Plumbing areas all becoming available for development there is a once in a lifetime opportunity to create a wonderful waterside environment that would greatly enhance the town center.

Alongside the canal, there is room for both some student accommodation and other developments, retail and residential. The key to Stretford's success is a diversified program that is not overly reliant on one single sector. *What alternative plans does the Council have to reduce the number of students housed on Lacy Street and to encourage the alternative and attractive development of the canal side?*

## **Turn Moss**

There are plans to develop Turn Moss, including 3 grass pitches that will be rented out to Salford City FC and a floodlit 4G pitch that will be run by Trafford Leisure. A "clubhouse" with café is also in the proposal. My house borders Turn Moss and I walk on the field every day, so I am extremely familiar with the site.

In the consultation meetings, I have repeatedly heard council staff stating that the site for the proposed 4 pitches is unusable. This is incorrect. Due to water levels, the sites of these pitches make them unsuitable for football at certain times of the year, but they are constantly used by other stakeholders, such as runners, walkers, dog walkers and families. In fact, footballers make us only a minority of the users of Turn Moss, and this is mainly for just a few hours at the weekend.

The key to any development on the site is very much dependent on being able to drain the land to such an extent that the pitches remain dry enough to play on throughout the winter. I cannot imagine that Salford city FC will go into a 10-year agreement with the Council if this is not the case. My understanding is that the council will be providing the funding to develop the Turn Moss site. Previous attempts to drain Turn Moss have, at best, been only partially successful. From my own experience and the views of other local residents, the extent of flooding on Turn Moss has increased year by year. *How confident are the council that they can successfully drain the site?*

*Another question relating to drainage is where will the drained water be relocated to and will the council guarantee that other areas of Turn Moss, and surrounding areas, are not damaged by the drainage?*

There are numerous public footpaths crossing Turn Moss, which are used on a daily basis by residents of Chorlton and Stretford to cross the fields. *How will access to these thoroughfares be guaranteed and will not involve wide diversions around enclosed pitches, which would reduce the use of this facility?* People attending the Turn Moss consultation meeting at Stretford grammar were being told conflicting statements from council workers regarding fences around the Salford City FC pitches; some were told that each pitch would have its own fence, primarily to just keep dogs off, with public footpaths leading between the pitches, while other people were told that a single long fence would enclose the whole Salford City FC site.

### **Leisure Center**

I am not a regular user of the current leisure center, but I did attend the consultation meeting at Stretford Grammar where this was discussed. From this meeting, my understanding is that the new center will have the same facilities as the last. We were also told that the UA92 students would be using the facility in the same way as any other local resident and that they would not be using them as part of their studies. *Could the council confirm that this is true?*

With UA92 and the leisure center being on the same site, it is imagined that the students will want to make full use of the facility. An additional 6,500 students will put extra demand on the center. *Can the council please ensure that the development is larger in size than the current center to take into account this 17% rise in Stretford's population?* It is proposed that Greater Manchester will need additional 250K new homes before 2030, some of which will be in Stretford. *Could the council please confirm that this future increase in population is taken into account with the center's development?*

Trafford Council is aiming to improve physical activity in the local population. *When designing the new center can the Council please ensure that it has facilities to cater for a large young population, but not at the expense of dissuading older users attending?*

Like all residents of Stretford, I very much want the town to be a success and a welcoming place for all.

I very much look forward to hearing your answers to my questions and would be happy to meet up in person to discuss them.

Kind Regards,

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### Stretford University and Masterplan submission

Whilst I am broadly in support of the University proposals I have many concerns, this also now overlaps with the masterplan, my concerns are detailed below.



- Too much overall in the proposals, we need to break them down into packages as this is causing confusion. I would like to see separate discussions on both the masterplan & University proposals in those areas where they don't interact with each other. I would also like some early decisions on certain aspects that can be ruled out, this will reduce information overload and some reassurance to those affected by any proposals.
- Building on all green pockets on the A56, these help with reducing pollution as well as bringing a green aspect into a high density housing area and needs rejecting early on, we should be looking to enhance these areas instead.
- Stretford Library is a local community hub and a lovely old building the original masterplan proposed making the area around the Library central to the town centre with a new pedestrian piazza linking with a new crossing over to the mall and removing the awful subway, the suggestion to demolish the Library needs rejecting early on and the original proposals for this area reinstating as phase two. We should look to make this a hub for the existing local community and this could be part of the planning gain for the area, improvements could also be made to the building as part of the masterplan.
- We need control over both HMO's and shared housing schemes, shared housing is more of a threat to the local community and we need proper controls to ensure existing residents can continue to have access to local housing and not have local homes taken over by 'buy to let' landlords seeking to make a quick buck. We should also look at a landlord registration scheme for rented property at least in Stretford and Old Trafford areas.
- Scaling down of the student village, including the removal of the 20 floor storey block, we need a more even spread of the student population, the existing proposals will completely skew the local area, the message as it stands is that students have to live in Stretford town centre, this will lead to landlords buying up local properties for students, displacing local people and pushing up local prices out of reach for the existing community. I would suggest using the 'the Talbot Road and A56 corridor' as a focal point for the housing aspect of this proposal, looking at possibly utilising empty office blocks for conversion as well as new build, we could look at buildings at sites around Old Trafford, sites close to the proposed campus, yes Lacy Street for a smaller than proposed level of accommodation and move down the A56 towards Sale, the A56 is a major transport corridor with buses, trams and adjacent cycle routes and would be perfect. A further suggestion that has arisen is to look at utilising part of the old rail line alongside the Metrolink service as a corridor to mirror the A56 for cycling and walking.
- Supporting the above would also help to dilute any potential negative effects, like the effects on the existing local housing stock as mentioned above. This would also help with any potential problems that could result with thousands of students suddenly finding themselves living in one tiny location. If the students are more evenly spread out across different local areas then many issues such as antisocial behaviour could be mitigated. On the plus side this could help bring some benefits across the different areas.
- We need some planning gain for local people, zero as things stand, we should seek views with the community on what this should be. I have already mentioned above we could look at making Stretford Library a local hub (in a different way to the Public Hall).

- We need to reject proposals early on for Manor farm indus. Estate, a number of small business otherwise could be lost. Atlas could possibly be relocated on the old mobile phone premises adjacent Joseph Gleave direct on the A56, the existing businesses bring jobs to local people that has a direct effect on the local economy, I understand some sixty or more people are employed here and I have no Idea where all these local businesses could go and most likely some would be lost affecting local employment. We could also look to invest in this estate as part of the planning gain. If at some point in the future the industrial estate ceases as an entity then at that point it could most likely be developed for housing, preferably housing association.
- Guaranteed public access to leisure facilities at all times, as now as a minimum.
- Access to GP's and Dentists, the proposals should contain onsite provision alongside the development so as not to impact on the local community.
- We should seek to protect the Edge Lane shops from becoming wholly takeaways as in Gorse Hill (these cater for Man Utd.), I see this as safeguarding proposal, Edge Lane is a gateway for Stretford and needs investment and protection so it can attract the right sort of businesses. The current site of continued rubbish dumped in front of these buildings cannot continue, it is unsightly and no one would invest in them in this state. This location would be ideal for, restaurants, cafes and bars.
- Whilst we welcome new restaurants and bars, given the very small size of the town centre and adjacent residential area, we should at the outset look to limit any very late night opening times of these facilities so as not to impact on adjacent residential areas, this should also include takeaways
- We should have regular contact with staff at the university (local Councillors and officers) discussions could include looking at how things are going, perhaps cover any problematic issues that may arise and also work on improving links between the community and university.
- Given that Manchester Council seem unable to resolve many of long standing problems with private student accommodation we need to avoid them from happening in the first place, we should be looking at sort of zero tolerance approach with the university for any students who generate continuous problems in our community.
- Local people have raised Metrolink Capacity, this is a huge issue for the existing community and we need to have improved capacity for Stretford.
- So far little mention of infrastructure things like car parking has been addressed and this could have a massive effect on the local area unless adequate provision could be made for both students and visitors.
- Cycle provision within the campus and accommodation areas needs to be addressed as part of the proposals.

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## **UA92 Proposal consultation notes**

### **Overall UA92 Proposal**

Most residents of the Stretford area, including myself, welcome the UA92 proposal as good news, a much needed investment into the Stretford area and a 'once in a lifetime' opportunity. There are however deep concerns in the community about some aspects of the scheme. The most concern has been expressed about the student village, it's intensity, the proposed 17 storey tower block and a concern amongst residents that Stretford would become another 'bedsit land'. There is also concern about the proposals for Turn Moss playing fields, currently a public open space owned and run by Trafford. The proposal to turn a large proportion of it over to Salford FC for their exclusive use is very unpopular amongst residents. It is noted that this is a huge investment by UA92 (Trafford, Microsoft and Lancaster University) and Gary Neville (in the form of Salford City) would want to secure some practical benefits on the back of it. There would also be expected to be significant financial returns for the investors. It is incumbent on the community and its representatives to secure as much capital as it can for community benefits, at the same time as mitigating what the public see as the more acute negative impacts.

You will hear many residents saying that it's a 'done deal'. There is an 'outline vision' that has been extensively worked up by the Trafford officers and their UA92 partners (primarily GN). They say that (rightly) there is very little detail underneath this which is why they are holding the consultation. The important questions are how much of this detail will be formed by genuine consultation and how much of the current proposal can be changed. Are the absolute locations of the major facilities 'set in stone' or can they be moved? Also how much financial information will be divulged to the public?

In the outline artists impressions and accompanying dialogue there appears to be no parking provision whatsoever in any of the three main sites. This may reflect the current vogue amongst town planners to try and reduce car use to virtually zero. Whilst most people would agree with this objective I think it is rather too optimistic currently and, sadly, possibly ever.

**The big question is ; - 'Is there a plan 'B' if any or all of this venture fails?**

### **The University**

Little is known as yet about the University and how the academic and financial model will stack up. Questions such as :-

1. What will be the academic entry level?
2. What will be the fees (maximum/overseas students)?
3. Is there a managed split between local, national and international students?
4. Is it viable seeing as it is in (almost) direct competition with many universities in the region (e.g. MMU)?

### **The Leisure Centre**

It is important that no loss of facility is achieved by the relocation to the UA92 campus. The small sample survey of users that we have undertaken want more, bigger and better facilities. All current provision should be maintained e.g. children and young people's classes and 'all female' swimming and training facilities currently

provided. This is most important for Muslim women in particular, but not exclusively. In addition to an improved swimming pool people would like to see a Sauna and also a steam room, Jacuzzi etc. Some users had mentioned that the standard of food available in the café needed improving with healthier options. The current building is also 'tired' and would require substantial renovation. A big issue amongst the users is that of public access and competition for slots with the UA92 students as the sports centre is almost fully used already. Some of the staff had apparently been telling users that it would be used exclusively by the public. This is not our understanding and needs clarifying. We need to know would it be proposed to have separate slots for UA92 / public or would it be on a 'first come, first served' basis. Would the amount of slots be increased for the extra demand and, if so, by how much?

### **Turn Moss playing fields**

One of the most controversial parts of the overall scheme as it involves handing over a large proportion of public open space to a private organisation, i.e. Salford City FC. This is obviously a 'quid pro quo' for the large capital investment that GN and the UA92 consortium are putting in. As a 'trade off' they are proposing to provide 1 x 4G football pitch, a Café, a children's play area and improved drainage for the remaining grass pitches. Local residents see the café and play area as minimal benefit as it merely duplicates the facilities over the road in Longford Park. A major concern for the residents of Turn Moss Road is that of traffic and Parking which currently can be described as 'chronic' at peak football times. The local members would support the resident's view that Turn Moss Road **must** be adopted by Trafford to provide improved surfacing, traffic flow and parking. This is complicated as the other side of the road is in the Manchester CC boundary and serve a few houses there. Therefore consultation would need to be done with MCC. It is also noted that there is a total lack of parking indicated on the outline plan. This will need to be addressed particularly for visiting football teams at weekends. It also goes without saying that the changing rooms (which are only about 30 years old, or so) are in dire need of replacing. There was a view expressed by a significant number of the residents at the meeting on 06/11/17 that the Salford FC training facility should be relocated to the SW corner of the playing fields. There also needs to be a detailed plan, in the public domain, on how the drainage is to be improved, with proposed timescales.

### **Student accommodation**

This is by far the most controversial aspect of the whole scheme particularly the perceived over intensity of the accommodation located around the Chester Rd. / Edge Lane junction and the 17 storey tower block. In mine, and many others, view this should be dispersed around the Stretford Town centre area, say within half a mile, so as not to lose benefits to the local economy. On the artist impression of the completed stage the student accommodation is built right up to the Bridgewater canal given no space for open access to the canal, there should be some rethinking of this. The student accommodation needs to be of a decent standard and not a cost reduced option. There is also a realistic danger of the Stretford area having a sharp increase of HMO's as what some of the residents describe as 'bedsit land'. This may be seen as market forces but should be restricted through town planning criteria and

by any other means. Are there any other measures Trafford BC could employ to control this apart from the planning process, such as a landlord's register? There is a serious issue of infrastructure, particularly health services and environmental services for a sudden large increase in population. What provision will be made for this. It cannot be left to individual GP and Dental practices to fill the gap without further funding. Environmental Services (currently AMEY) are creaking under the strain currently. What provisions will be put in place for them to meet the increased need? It is felt locally that if this proposal had been in Altrincham town centre it would be very different to the current proposal. In terms of transport between the student village and the campus I strongly support the idea of a walk / cycle way parallel to the metro line on the space that used to be the third track. There needs to be serious involvement with TfGM about the increased demand for the Metrolink, buses etc.

### **Essoldo building & town centre shops etc.**

The controlled development of the town centre is to be welcomed though as yet there is very little detail behind this. There is an issue about the additional student residential units around the back of the Essoldo, particularly for the residents of Trafford Grove / Radnor Street. Opening up the Essoldo building for community use (Café / Cinema / Gym etc.) would be overwhelmingly a popular move with local people. The building would need to be CPO'd and detailed plans drawn up specifying what type of facilities and shops would be acceptable. There needs to be a managed day / night time economy with food, alcoholic and non-alcoholic drinks. Late hour 'nightclub' establishments should be resisted (or very carefully located and controlled by the Licensing regime).

### **Longford Park**

This requires specific consideration and dialogue with FOLP should be commenced ASAP. It is hoped that substantial community benefits can be secured in addition to any monies that have been secured through the HLF bid. There is a strong view amongst local people that there is an imbalance of sport and fitness provision at the north end of the masterplan area and not enough nearer the town centre particularly where the student population is going to be located. I personally would like to see a good quality free outdoor gymnasium, of the type you see when you go abroad on holiday to countries that are far less wealthy than ours. There has also been some discussion about establishing a designated 'safe route' for walkers and cyclists between the Quadrant end of Longford Park and Stretford town centre. This would assist in residential to campus transit and needs to be a good surface, well-lit and segregate pedestrians, cyclists and motor traffic if using part of the existing highway. As a Longford ward councillor I strongly support improved facilities in Longford Park whilst recognising that there is an equal argument for Victoria park (which should be opened up more to Kingsway) as the other town centre park. There needs to be in depth discussion with Friends of Longford Park (FOLP) to see what facilities they would want. I would suggest that some further investment is needed over and above the HLF bid monies.

### **Themes in Conclusion**

The UA92 scheme cannot be a 'stand alone' enterprise just using Stretford as a location. It should be wholly integrated into the local area which should share in its prosperity, as it will certainly feel the impact if it fails.

Special attention needs to be given to traffic and parking issues. The local residents are blighted enough by these issues and measures should be taken so that they are not impacted further.

In terms of the financial implications, as much information should be in the public domain as possible. Realising that there is commercial sensitivity around the private enterprises, Trafford however, as a public body, should be open and accountable about its expenditure as well as projections of expected returns.

The scheme must provide benefits to the local area in terms of creating jobs and retail opportunities and increased public amenity, particularly in sports, fitness and leisure.

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I have recently read an article in the MEN about left behind town centres could be given a new lease of life with housing and business developments and Stretford was one of the towns mentioned in the article. I am sure you are aware of the new proposals from Gary Neville's UA92 which Trafford Council seem to be pushing through at a fast pace for Stretford. It appears Trafford Council are trying to scare Stretfordians into thinking that this is our only chance of development. We have always been treated as the poor relation in the Trafford seeing any money being spent on towns the other side of the Mersey River such as Sale, Altrincham, Hale and Bowdon. Stretford has a great community with more and more families moving here. We need more affordable housing and not high rise student accommodation. There was a masterplan for Stretford drawn up about 3 years ago by the Council which planned for apartments with a few cafes and bars along the canal which would have been fantastic for the area but unfortunately these plans have now been replaced by student accommodation.

Trafford Council have prepared a survey for us to fill in but the questions are very loaded and I feel this will not truly reflect what the residents of Stretford are trying to say.

All Stretford needs is a chance to become like the other towns in the borough but I am very worried that Trafford Council are selling us off to investors.

Thank you for your time.

Yours sincerely

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### **Response to the Refreshed Stretford Masterplan**

I am setting out my views in the capacity of being a long standing Stretford resident and one of the very many aspirational Stretford parents. Having invested my personal life and professional time (14 years working as a teacher in a Stretford school) in the local community I consider myself to have the best interests of both the present and future community of Stretford at heart. In my view, the online survey

does not have the scope to provide a true reflection of community wants and needs. Added to this, further developments which have been revealed since the start of the consultation period means that the current survey is not fit for purpose. For ease of alignment with the survey questionnaire, I have attempted to set out my views in designated sections.

## **Overview of Stretford Regeneration**

The regeneration is long overdue meaning that Stretford is lagging behind other Trafford town centres, most of which are now on their second wave of regeneration and investment having previously benefited from investment in the last 10 to 15 years. Stretford town centre has remained stagnant and is now in further decline due to loss of shops. Despite this, the community has remained active and vibrant and has been attracting many professionals into the area since the development of Media City. Economic impact studies that Trafford have commissioned portray Stretford to be a less desirable community compared to its Trafford neighbours, notably the survey which shows the social group wheel taking Stretford out of the wheel diagram and comparing it (social groups A and B) to other areas in Trafford. I find this both irrelevant and misleading and has clearly been set out in such a way as to support and prejudice the proposed UA92 development.

## **The University Proposal –UA92**

As a teacher and the parent of a university student I value educational provision highly. In principle, therefore, a new higher education facility in the local area could be seen as a most positive asset. However, I do have a number of concerns about the viability of this proposed university which are as follows:

- Research shows that there will be a 10 year dip in the demographic profile of UK 18 and 19 year olds, who account for around 70% of first year university entrants. Hence there is a demand-side threat which could impact on the success of this new university. International students now represent 23% of all full time students. However, it is expected that the demographic reduction in the UK would require an increase of up to 60% on the current level of acceptance for international students to compensate for this shortfall. There is also the added uncertainty of Brexit negotiations to be factored in. So, will there be sufficient demand for UA92?
- There is already a wide offer of university courses in Manchester. More specifically university sports degrees currently offered through the Etihad Stadium (UCFB Etihad Campus) and Burnley FC (UCFB Burnley) described on their websites as ‘state of the art campus devoted to the football business and related industries in the heart of Manchester’. UA92 appears to be a duplication of courses that are already on offer locally.
- If the UA92 proposals proceed in their current form there could therefore be a high risk of failure due to low demand which will negatively impact on the infrastructure and development plans proposed for Stretford which are entirely based on its success.

## **The Town Centre and Lacy Street Site**

The proposal for a 20 storey student accommodation block in the heart of the town centre is inappropriate and not in keeping with the local area. Having so many students concentrated in one area will negatively impact on the existing Stretford community. I have concerns around:

- Increased numbers of students impacting on crime as students are easy targets for criminals. This will lead to local residents feeling unsafe on the streets and an increase in insurance premiums for M32.
- Students are transient residents and as such have no long term commitment to the community.
- New retail offers will target the student market so an increase in take away outlets and pizza parlours rather than a wide range of retail offers that the existing Stretford community needs.
- Increase in litter and anti-social behaviour
- Zero parking provision on the Lacy Street site will cause chaos and problems for local streets which already suffer from extended parking by tram users.
- A substantial influx of students will impact on the current infrastructure, including health care provision, road and transport (including the tram, which I understand is already at full capacity from Stretford).
- Students only stay in purpose built accommodation for the first year. A rise in demand for HMOs will impact on property prices and demand for housing. Unscrupulous landlords from outside of the area will buy up properties for student rental pushing local young people out of the housing market. What measures will the Council have in place to regulate this?
- Having the student accommodation obstructing full access to the canal side is a missed opportunity for a good leisure experience for local community. You only have to look at the open development by Sale Waterside to appreciate the improvement to the streetscape and attractive facility for Sale residents.

Student accommodation should be spread out across various sites if not sited in a different area, perhaps on Talbot Road closer to the campus.

### **Leisure – Turn Moss Proposals**

As a resident of Turn Moss Road this is an area where I have very specific concerns. I have had the opportunity to express these concerns with Kate Green MP, local councillors and through a residents meeting at the town hall with Richard Roe and Joanne Hyde.

The concerns are as follows:

- Turn Moss Road is a private road and is owned by the residents on the Trafford side. As such, residents have responsibility for maintenance and liability. It is maintained by the Council as a footpath only. Increased traffic on this private and narrow road that this development will bring will have a negative impact and incur cost to the residents.
- It is inappropriate to have a commercial development on green belt land. The community will be denied access to a significant proportion of Turn Moss.
- It is a flood plain so drainage and water table levels, water displacement are an issue. Have the Council carried out any environmental and community impact studies?



- Increased traffic along the private and narrow road. Significant bottlenecks can occur at peak times currently when matches are being played, thus creating problems for getting in and out of our properties and access for emergency vehicles. There will be a considerable increase in traffic Salford City FC training and academy games and coaching sessions.
- Car parking issues as the number of spaces are not indicated on the 'Turn Moss Academy' illustration. The current car park (31 spaces) can be completely full when there are only two matches being played.
- Environmental impact and biodiversity –wildlife, conservation, littering, light pollution from floodlights, noise.
- Salford City and its sponsors erecting fencing, barriers, advertising hoarding and signs will become an unattractive and unwelcome dominant feature on the green belt.
- Area to be leased to Salford City FC from Summer 2018 may be extended further as the club grows.
- Café/play area – is it needed or solely on the plans to tick the community box for a grant application to Sport England?
- Café may become a training ground club house so an application for licence for alcohol may follow
- Residents understand that there is a covenant granted on Turn Moss and that it was bequeathed to local people
- The playing fields are not exclusively used for football. The local community use the green belt for informal recreational purposes.
- The lack of any scaled plans or models made available despite requests for such.
- My FOI request relating to Turn Moss fields is now outside of the legal time requirement and I am still waiting for a response.

Residents offered alternative suggestions for areas in Trafford where Salford City FC could consider, including Carrington and the old training ground – 'The Cliff'.

### **Comments on the Consultation Process**

As the consultation process draws to a close, I have a number of comments to make which I hope will inform and therefore improve any future Trafford consultations.

- Trafford Council focused on quantity of consultations rather than quality which has been detrimental to the process.
- No minutes were made available from any of the consultation meetings.
- The format of the consultation meetings were quite poor and mostly not fit for purpose. It is good to have small group table sessions but not for one and a half hours battling with poor acoustics in the venues. The result of this and a strategic lack of Q and A sessions meant that people who attended the same meeting came away with differing answers and understanding with no council officer willing or able to clarify really important issues.
- The Council survey is not fit for purpose
- In my view, the Council failed to consult fully with the community which leads residents to believe that Trafford has no commitment to the community. It was often felt as if the consultation process was a publicity exercise and

retrospective in nature. Trafford should have engaged with community stakeholders and groups as an effective way of hearing Stretford residents' views.

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I am a resident of Cooper Street, Stretford and a small business owner in Stretford mall. I would like to put in my submission to the consultation.

#### The University

Overall I am very positive about the new university I feel it will be good for Stretford. I have a number of concerns.

I want assurances about the quality of the degrees offered and what can be done to reduce the burden of debt to students taking these degrees.

What considerations will be made for the disabled and students from a disadvantaged background.

#### The Leisure Centre

Stretford leisure centre is very old and outdated. The swimming pool is cold and the changing rooms are disgusting.

I welcome the new leisure centre. I would like to see better concessions for under 16s particularly 11 - 16 range as these children tend to drop off physical education. I have no concerns over students using the centre. I was assured at a consultation meeting that students would be booking the same way the general public do.

#### Turn Moss

I love the plans for better changing rooms and a cafe on site. The upgrade of a 4D pitch is also welcome.

I see no problems with leasing to Salford three pitches and a goalkeeper area.

My concerns are salford pay for the drainage of this land.

Community access is granted on the pitches to book when not in use by salford.

Consideration for water moving to other areas is taken.

If the right of way is lost a new one be instated.

Wildlife is considered with the new proposed pitches.

#### Town Centre

##### Lacy Street Development

I would be a far better use of space to have the site as mainly student accomodation with maybe on the canal side a mixed use block of flats. Maybe for affordable housing or supported housing for the young.

I am not opposed to a tower but would like the canal side open more with maybe resteraunts and bars / cafes. No retail as it will counter the arguement for the Mall and it's regeneration.

I would like to know how long building will take.

I would love the library to move there, maybe utilising from iceland downwards as it would bring a more town centre feel. It works in urmston having it above the shops. It would be nice if someone could contact us as a small independent retailer in the mall we have invested a lot into Stretford and we are generally quite positive.

Many thanks

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Please find attached the comments of the Trafford Green Party to the proposed "refreshed" Masterplan and the UA92 proposals.

A hard copy of the document will be delivered to the Town Hall.

Thank you

## **COMMENTS REGARDING THE STRETFORD MASTERPLAN AND PROPOSALS RELATED TO UA92.**

**by  
TRAFFORD GREEN PARTY**

### **INTRODUCTION AND SUMMARY OF FINDINGS**

In order to avoid any potential misunderstanding, we begin these comments with a statement that we find the UA92 proposals, and the consequent attempt by the Council to refresh the Masterplan that was adopted only 3 years ago, unacceptable in both detail and process. Whilst the principle of a University Academy (not a University) may potentially have some benefit to Stretford if planned correctly, the draft Refreshed Masterplan (RM) and the supporting documents are full of inconsistencies, generalisations and unsupported analysis. In addition, the process of consultation has been carried out in a manner and to a timeframe that renders any results untrustworthy and incapable of useful purpose.

We will use these comments to point out the failings of the proposals and the process as well as attempting to find some way of moving the UA92 proposals forward in a way that could possibly be seen as sensible and realistic. We put these comments and suggestions forward in good faith, but would call upon the Council to extend the period of consultation to take into account the very significant information that has only come to light since the process began, and which was not available to many people at the time they made their responses through the survey questionnaire.

### **COMMENTS ON THE PROCESS OF CONSULTATION**

We find the process of consultation to have been totally unsatisfactory for the following reasons.

Firstly, the survey forms and information sheets were presented to the public with sweeping generalisations and the highly emotive title of "once in a generation" which clearly gives the impression that any objection is anti-progress. Much of the most

important information only became available as the process of consultation took place, rendering any responses from the public unreliable. We believe many people would answer the survey differently now in the light of certain facts that have only recently come to light. It is not good enough for the Council to plead confidentiality or prematurity. If vitally important information could not be made available at the time the consultation began then the consultation should have been delayed. This is why we call upon the Council to disregard the survey forms already submitted and begin the survey again in the light of up to date information.

Secondly, the manner of consultation was unfit for purpose. A number of meetings were held where tickets basically could only be obtained over the internet. This clearly excludes many members of the community. The meetings themselves were chaotic in that, for the most part, those who attended were put into small groups with members of the Council staff in attendance at each table. For no apparent fault of their own, the council staff often proved unable to give answers to questions either because such information was not known to them, or because of “confidentiality” or “prematurity”. Moreover, different people at different tables were clearly given differing interpretations of the situation and, in some cases different information altogether. There was no attempt to bring threads of information together in a plenary, so most people left very little the wiser as to the facts behind the proposals or what other groups had learnt. This is the philosophy of divide and rule at its worst and most inappropriate.

Thirdly, there has been no sight of any records of what was said at the discussions. FAQs have been published with stock answers, but it is clear that many significant questions that were asked have not been addressed – either because the recording process was faulty, or because certain questions could not or would not be answered. We have no way of knowing, although we do know that many important questions remain unanswered and the process of consultation was therefore faulty. Plenary sessions are vital to ensure that key questions are answered by staff who have access to the facts, and so that all attendees have access to the same information.

## **COMMENTS ON THE UA92 AND RELATED PROPOSALS**

Firstly, we do not see any necessity for the RM. The original Masterplan was adopted only three years ago, and Stretford needs a period of time and stability to enable the basis of the plan to be worked out. To change it after such a short interval is inappropriate, particularly given the limited information available. The UA92 Campus is 1.5 miles away from the Town Centre and has no physical relationship to it. It is questionable, also, as to whether there is any functional relationship between the two, in which case, it would make more sense to wait for a planning application to be submitted, with all necessary information finally available, and then deal with it under normal planning regulations and consultation. Similarly, there would now seem to be very limited, if any, formal relationship between the UA92 Campus proposals and any developments at Turn Moss which is, in any case, completely unacceptable on Green Belt grounds.

For these reasons, we believe that the correct course of action should be to keep the existing Masterplan, with minor adjoining extensions in the area to the south if deemed necessary, and to assess the UA92 proposals as an independent planning application, when all details are available. There is nothing to stop the student accommodation being similarly independently assessed, though we will argue later that the Lacy Street site is completely wrong for such a development.

We consider the use of the phrase “once in a generation” opportunity as somewhat disingenuous, since it implies that all aspects of the proposals, including the UA92 campus and the student accommodation, must be accepted as suggested by the Council, or a last chance for regeneration of Stretford will be lost. This is clearly not the case, since there are several alternative ways that UA92 could be incorporated into the fabric of Stretford without jeopardising the basic idea. As stated above we believe that the UA could possibly have some benefit to Stretford, but not in the form proposed, and not under the apparent tactic of fear engendered by the terminology of the consultation documents amid the unacceptable haste of producing the new Masterplan. It is better to get the proposals right than to rush into a badly thought out scheme.

We have serious reservations about many of the conclusions of the Economic Impact Assessment Report (EIA) produced for the Council, and also with some aspects of the evidence base used. Owing to the time constraints of commenting on the main proposals subsequent to the consultation process, we do not have time to make detailed comments on this, but would point to a random sample of matters which indicate our concerns.

- Since the writers would not have had access to much of the detail that has only become apparent since the consultation process began, there are far too many assumptions behind the assessment to make the final results robust and reliable
- Some of the evidence base is dated. For example, figures relating to student expenditure are based upon a point in time when student fees were only around 35% of what they are now.
- Some of the analysis is based on a significantly unclear evidence base. For example, the potential job creation deriving from the “residential elements” of the proposals is based upon the OffPAT and HCA (2010), Employment Densities Guide: Second Edition. This makes it clear that the figures can only be applied for “purely residential developments” and purpose-built student accommodation is generally regarded as a sui-generis use because it is clearly different to “normal” residential developments. In any case, the provision of private and social housing and affordable housing at Lacy Street, along with student accommodation at the UA92 Campus, would be likely to generate significantly more employment than the schemes as currently submitted. There are many such areas where, because of the lack of certainty surrounding the proposals, the analysis is likely to be untrustworthy.

In view of these matters, and other concerns about the EIA document (which we can discuss if required), we contend that it should be revised to incorporate new evidence, new information, and alternative scenarios

## **1. The principle of UA92**

The philosophy behind the UA92 proposals would appear, on the face of it, to be honourable, though the title tends to give the impression that the cult of personality takes precedence – no mention of Stretford there, which gives cause for concern about a possible lack of interest in the location on the part of the developers? Whilst the proposal apparently has the academic backing of Lancaster University, the University is 50 miles away and the degree of support and commitment from the University could be questioned on this basis. There is no indication so far as we can see of any significant financial contribution from Lancaster, and we have not had sight of any assessment or business plan from the University to indicate that the suitability of the building and campus, along with the likelihood of achieving the student numbers claimed, would in practice match aspirations. Indeed, it would appear that UA92 would be heavily dependent upon the use of Council facilities for its success and this does not bode well for its viability.

Furthermore, we have no indication as to whether any viability assessments that may have been carried out, have included the impact of competition from UCFB, which is based at the Etihad Stadium, or plans by MMU to move some sports related courses to East Manchester. UCFB, in particular, provides degree courses that almost mirror those proposed for UA92. The courses are validated by Bucks New University and are already up and running. They have already been through a QAA procedure and received a good report. Students at UCFB have access to the facilities at the Etihad Stadium, which is a major attraction. All that UA92 can offer at present is nominal, but no practical, support from Manchester United and LCCC. We do not feel that this matches the draw of UCFB and is another reason why we are concerned about the likely success of UA92 in the absence of much more detailed information.

We would be interested to know what advice the Council took before committing to purchase the Kelloggs site, and whether any such advice provided a range of alternative development scenarios to ensure a reasonable chance that if the UA92 proposal did not come to fruition, a suitable alternative could be found. To base a major investment of public money in one clearly risky scheme is worrying for the residents of Trafford, and is another reason for waiting for more reassuring information before amending the existing Masterplan.

## **2. UA92 Campus and Development Plan policies**

In this and later paragraphs we will refer to the Council's Core Strategy (CS) and, where appropriate, the Composite Policies Map (CPM), as the only formally adopted planning documents relevant to the current development proposals. The Spatial Profile for Old Trafford in the CS notes that "part of the area is ranked among the 10% most deprived areas in the country and as a result is one of the Council's Priority Regeneration Areas; additionally the Gorse Hill Regeneration Area is within this Place". We believe that a properly thought out and comprehensive UA92 Campus at Old Trafford could have the potential to assist in the regeneration of Gorse Hill, but only if it is given the maximum chance of success as a fully functioning Campus. For this reason we contend that the suggestions for offices, a hotel and private residential apartments are wholly unsuitable for this location.

Bearing in mind the non-availability of the resources at Lancaster to students in Stretford, the Campus needs substantial student accommodation, a learning resource centre, recreational facilities, some limited retail opportunities, and a students' union type of facility, on site. Only on this basis could the proposal hope to fulfil its potential and, presumably, meet the academic and other requirements of Lancaster University. There is the potential on this site for a high density of development related directly to the UA92 function as an educational organisation. The CS notes that the LCCC Quarter is a strategic location and that such locations will be programmed for delivery through a further Development Plan Document (DPD). To the best of our knowledge, the Stretford Masterplan is not a DPD and does not feature in the Council's Local Development Scheme. For this reason we conclude that to extend the Stretford Masterplan area artificially to include the UA92 Campus is inappropriate, and that a separate DPD to cover the overall strategy for the LCCC Quarter, including the possibility of a university campus, should be produced instead – as is required by the adopted CS.

### **3. Proposals for the UA92 Campus**

We note that there is no alternative scenario considered for the Campus site and that the obvious potential for the site in a different set of uses cannot therefore be compared. This is worrying, in that the Council now apparently owns the Kelloggs HQ site and could therefore adopt any number of alternative schemes with a range of outcomes – social, economic and environmental. For the benefit of this exercise, we will assume that the refurbishment of the HQ building for academic use forms the centrepiece of any redevelopment of the site – even accepting that such a change of use has not yet been granted planning permission.

The word Campus is defined as meaning “the grounds and buildings of a university or college” (OED). The draft proposals, as shown on the preliminary sketches, do not amount to a Campus but merely to an academic building in the centre of a plot with no other academic buildings. We would be surprised if Lancaster University accepted this arrangement. There is no justification for a commercial hotel or a development of private residential apartments on a University Campus. We can see the potential link up of the main building with a new, larger and better equipped leisure centre, though we would need to see concrete evidence that the UA92 developers will be putting financial support into the new centre to reflect the benefit that students would get, and to ensure the provision of a significantly improved facility over that provided by the current leisure centre. We would point out that the Council has announced intentions to significantly increase recreational activity across the borough. We would also point out that there is an expectation that George Carnall Centre in Urmston will close shortly, and that the Council intends that the new facility will attract clients from private commercial gyms. On this basis, the new proposed leisure centre must be capable of accommodating the existing demand, plus the general increased activity anticipated in Council policy, plus overspill demand from George Carnall Centre, plus new clients attracted from private gyms, plus the demand from over 6000 students who will use the facility as a university sport and leisure facility. If this cannot be agreed and secured, then we cannot support the proposal. If there is a certainty that such a facility would be

provided, and that local residents would not find themselves competing for inadequate services, then we consider there is a basis for support in principle. In the case of the above scenario, the main university building would exist alongside a council-run facility on one side. On another side there are proposed office buildings. We have no information as to the scale of these buildings or the amount needed to cater for UA92 administration and management. We do know from the Economic Impact Assessment produced for the Council that there are high vacancy rates in office buildings nearby. There should, therefore, be no commercial office element within this proposal – and indeed such development would not fit in with the concept of a university campus.

There is no case whatsoever for the proposed hotel and private residential apartments, which would complete the surrounding development. Their inclusion would leave the UA92 building, together with any essential offices, as the only evidence of an academic campus. This makes absolutely no sense, and would be harmful to the status of the university proposal, minimising its presence and providing a totally unsatisfactory environment for learning.

In view of the location of the site, we would propose a high-density development of student accommodation in place of the private apartments and hotel, with more use made of the car park by including not only the playing pitches shown, but also other student facilities such as a learning resource centre and students' union type use. There would also be scope for limited retail. The site is bounded by a large cricket ground to the south, a large office block to the north, and a tramline to the east. There are tall office blocks across Talbot Road, and such a development as proposed above would benefit the university and fit the context of the locality. There is a large tram depot across the line and the only housing in any proximity is separated from the site by the tram line, and lies to the south-east so it would not be affected by any loss of sunlight or daylight from a high-density development in this location.

We contend that this alternative development proposal would generate as many, if not more, construction jobs than that currently proposed, whilst the input of students would result in local spending and employment generation. This would assist in the regeneration of Gorse Hill, in line with CS strategy, whilst not directly pressurising the local community, which is separated from the site by a large commercial, sporting and administrative area.

Finally, in the light of information provided in the Economic Impact Assessment regarding vacancy and occupation rates in nearby office blocks, we believe that there is potential created by this sub-optimal occupation figures for the adaptation and/or conversion of some of these blocks, or parts of them, for the hotel and residential units proposed for the UA92 campus. Residential conversions are already taking place in this location, and there are many precedents for the mixed use of large buildings for hotel/office/residential purposes.

#### **4. *The Lacy Street site and Development Plan Policies***

It is with the proposals for Lacy Street, in conjunction with the strategy for the Town Centre as a whole, that we have the strongest objections. Rather than a “once in a



generation” chance to regenerate the Town Centre, we find the proposals to be a “bad fit” development, with significant failings and a missed opportunity for other “once in a generation” opportunities that we consider far superior with regard to the living, working and recreational lives of Stretford residents. These alternatives, which we consider would offer benefits way above those of the illogical and grossly over-scaled proposals relating to the student accommodation, will be outlined below after we explain our serious concerns for the current scheme before us.

The Spatial Profile for Stretford in the CS notes that “The Bridgewater Canal runs north-south through the area and offers potential to improve opportunities for recreation and wildlife”. Indeed this theme relating to the utmost significance of the Bridgewater Canal runs throughout the CS and applies to many areas. The failure to take the opportunity to make the most of the Bridgewater Canal in establishing a sense of place for Stretford and realising the potential that it offers is, we believe, one of the greatest weaknesses of the draft refreshed Masterplan. The Profile goes on to state that “there is a need to provide more facilities for young people in order to maintain and enhance cohesive communities”. This process has begun with the developments at the Public Hall, and could be continued with imaginative proposals for the Essoldo. Such developments can and would reinforce community cohesion, in a way that the imposition of a massive influx of students, who by their very nature are largely transient, cannot.

The key issues facing Stretford are correctly given as including the maintenance of a vibrant shopping centre and maximising opportunities for recreation, including the potential offered by Longford Park and the Bridgewater Canal. The Longford Park issue will be dealt with in detail later, but for both of these areas the refreshed Masterplan proposals would fail abjectly to realise their potential and would, in the case of the Canal especially, be damaging to that realisation for generations to come. The opportunity to make the Bridgewater Canal a focal point for Stretford is a true “once in a generation” chance that we must take.

We further note, from the Place Objectives in the CS, that the current proposals would fail completely to meet Objective STO1 which is “To establish a better balance in housing types and tenure to meet people’s needs in the area”. As will be discussed below, we believe that the use of the Lacy Street site for a mix of private and social housing, including a substantial amount of affordable housing, and using the opportunities outlined by the Prime Minister in November this year<sup>1</sup>, <sup>1</sup>would represent a better use of the site, and one that would have a more significant impact on the vitality and viability of the shopping centre, than the use of the site for student accommodation. Moreover we note the fact that Trafford Council cannot demonstrate a 5 year supply of housing, and the development of Lacy Street for such a purpose, especially given that the Council has complete control over the car park site, would be a great opportunity to move towards the 5 year supply needed. Once again we have not been presented with any alternative scenarios for the development of the site, which is council-owned and which brings in no income as a free car park and which, therefore, must have a range of development options open.

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<sup>1</sup> [www.theguardian.com/politics/2017/nov/15/theresa-may-conservatives-broken-housing-market-housebuilding-budget](http://www.theguardian.com/politics/2017/nov/15/theresa-may-conservatives-broken-housing-market-housebuilding-budget)

We believe that the current proposals for Lacy Street fail to meet any of the other Place Objectives for Stretford, and we call for the Council to investigate thoroughly alternative options that would prove a better fit against the Objectives of the adopted Development Plan.

## **5. The Town Centre proposals**

First and foremost, we believe the concept of student accommodation on the Lacy Street site to be totally misguided. We also note that the use of the term “Student Campus” is inaccurate and serves only to highlight an attempt to create a somewhat spurious linkage with the Kelloggs site, which we have discussed above. As a point of clarification, we reiterate that the word Campus is defined as meaning “the grounds and buildings of a university or college”. The proposals at Lacy Street have nothing to do with any Campus as such, but are merely a scheme for the imposition of a massive and inappropriate development for a single user group that has no relationship with the Town Centre as a focus for the local community.

While we have no issues with student accommodation per se, this is the wrong proposal in the wrong place. We have noted the justification put forward for the proposal, but we have found a number of errors and inaccuracies in the analysis which we have alluded to earlier. Suffice it to say here, that we are convinced that a viable scheme more in keeping with the regeneration of the Town Centre as a local community hub would be possible and desirable.

In particular, the density of development is excessive and the sketch proposals indicate that the opportunity to open out the Bridgewater Canal to local Stretford residents would be lost for ever. The illustrative plan on the consultation brochure gives a false picture, in that it fails to show that planning permissions have been given for blocks of flats on the Boatyard site and the Royal Canal Works, such that there will not be an open green area on the opposite bank of the Canal. Furthermore, residential development is proposed for land behind the Essoldo. All this would mean that any development close to the towpath of the Canal at Lacy Street, as is proposed, would take up the last chance to create a genuine community open space beside the Canal for the recreation of local people. Such a space exists at Sale Waterside with seating and open space behind the towpath, and including places to eat and drink and an Arts Centre.

If the Policies relating to the Bridgewater Canal in the CS are to be adhered to, and if the Council still believes in those Policies that it only relatively recently adopted, then the basic concept of the proposals for Lacy Street must be drastically altered in favour of development geared to the direct needs of the local community – which currently are affordable housing and a meaningful open space that utilises the attraction of the Canal. As an addendum to this, such active use of space beside the Canal could result in a Water Taxi stop in Stretford, which would be both an attraction and a useful off-road transport facility.

We believe that the majority of student accommodation should be placed on the UA92 Campus, but that some smaller pockets of such accommodation could be located around other parts of the area such that the students could be better

integrated into the community, rather than overwhelming one small part of it. As an example, if, as is suggested, there is scope for Arndale house to be converted to residential or other uses, then there must by definition be potential for its conversion to student accommodation – possibly even along with some new accommodation on the site of the demolished segment of the Mall. This would bring students, in a sensible number, into the centre of Stretford, where they would still be attracted to use the Mall in addition to the permanent local community residents from the Lacy Street development.

Furthermore, we are concerned that by emphasising student accommodation on this site the Council may be jeopardising potential New Homes Bonus monies as well as being unable to collect Community Infrastructure Levy (CIL) money and future Council Tax payments. In addition, there is scope for the Council here to support housing development that could be created using the Community Land Trust Model – an innovative way of encouraging local community involvement in the development of affordable housing. We contend that the scheme for student accommodation on the Lacy Street site will represent very poor value for money and a wasted opportunity to create a truly sustainable local community in close proximity to the Mall.

With regard to the Essoldo building, we note that this is a Listed Building which must be developed carefully. It is an iconic building, as is the Public Hall opposite and should be used first and foremost for community type uses. Subject to full surveys on the likely impact of certain uses, we would suggest as possible uses a food/drink/market area along the lines of that in Altrincham, possibly with an Art Cinema/theatre and/or young peoples' uses such as a roller rink, and/or craft market/workspaces. At all times we would suggest that any potential competition with the uses and activities at the Public Hall should be avoided. We contend that the proper place for UA92 student facilities is on the Old Trafford Campus and should not be located in the Essoldo.

We believe that the greatest problem facing the Town Centre is the separation of the Mall from much of Stretford by two major roads – one the A56, which is a six-lane dual carriageway, and the other being Kingsway, which is a four-lane dual carriageway. In this regard we believe that the second paragraph on page 4 of the “refreshed” Masterplan very clearly and accurately sums up the fundamental problem facing the Mall and the Town Centre in general. The decline in the fortunes of the Mall can indeed be traced to the widening of the A56 to six lanes, and successive Councils have done little or nothing to deal with this situation. The only effective solution to the problems being experienced by the Mall would be the redesign of Kingsway and the tunnelling of the A56 between the M60 and the Bridgewater Canal. We are convinced that a full cost-benefit analysis of such a proposal would produce a positive result in favour of the investment. This is dealt with in more detail below, but we believe that linking a tunnel project with the concept of and financial support from the Northern Powerhouse would be in the interests not only of Stretford residents and the wider North Trafford Community, but also car users who simply travel through the town and currently add to the pollution experienced along the Town Centre part of its length. It would prove to be good

value for money, and would effectively enable the two sides of Stretford to be more closely and safely linked together.

In terms of environmental and public realm matters, we will deal with this below in the section which concentrates on “corridors” and accessibility.

## **6. Corridors and Accessibility**

### *Innovation Corridor*

We find it difficult to know where to start when commenting on the frankly ridiculous and irrational belief that there is an innovation corridor in Stretford, or that such a corridor would be created by the UA92 proposals. As things stand, there are two main elements of the UA92 proposals – the University Campus and the student accommodation. There is nothing in the way of a related development in between the two. They are 1.5 miles apart. There is only one potential development site between the two – the Iltron site – and its development will be completely independent of and unrelated to the existence or otherwise of the University. This is not a “corridor” and never could be.

Certainly there are roads between the two elements. One is the A56, which is heavily polluted and intensely trafficked. It will never be fully safe for cyclists regardless of any introduction of cycle lanes, nor will walking down it alongside heavily polluting vehicles become attractive. There is no room for effective tree planting, other than trees that are already there. The other road is Talbot Road, which is less busy, but has no development along it that has or would have any relationship to the University until LCCC is reached – and it unclear whether there will be any relationship even here, since all we know is that the LCCC “support” the proposal.

The “Green” route between the Town Centre and Turn Moss, is a busy road that is already tree-lined with beautiful mature trees. There are already cycle lanes (that are usually parked over by cars). The concept of a Green route here is a fantasy that can only have been designed to make the walk from the proposed student accommodation, to Turn Moss sound more attractive. It is fine as it is, apart from the excess of commuter and school traffic, which will not be changed by mere designation of a name.

Finally, the “processional route” from LCCC to the Football ground and beyond is puzzling. A “processional route” was part of the sweetener that accompanied the misjudged approval of the planning application for the Tesco Superstore. It runs from the side of the Town Hall to Chester Road. It serves little practical purpose but presumably was adopted because it sounded “pretty” when the application was live. Now apparently another route, that runs parallel to the existing route and just the other side of the Town Hall, is deemed necessary. This seems to us to indicate either that the existing route was never a good idea and that it is in the wrong place, or that processional routes are seen as essential makeweights to all new and contentious developments in the Old Trafford area.

We reject the idea of an innovation corridor as having any valid claim to existence – either now or in the future. We do not accept that student accommodation should be

located on the Lacy Street site, but even if it were, it will take more than students walking or riding or bussing along the A56 and Talbot Road to create such a corridor. The reality is that the proposed developments shown on the “refreshed” Masterplan represent a pair of disparate and spatially separated developments.

### *The A56 Corridor*

With regard to the A56, as stated above we consider this to be the single most intractable problem facing the true regeneration of Stretford as a place. The existence of a major 6-lane (and, at the junction of Chester Road and Edge Lane/Kingsway, 8-lane) highway running through the Town Centre, means that there are effectively two halves to the Town, with the main Town Centre shopping facility on one side of the A56, and the Metrolink Tram Stop, the Bridgewater Canal, Longford Park, Turn Moss and the Mersey Valley, on the other. Then there are, of course, major housing areas on both sides also. In addition to the divisive effects of the road, there are issues of air pollution, congestion, road safety and wastage of valuable land covered in tarmac to be considered.

We applaud the introduction of a 30mph limit along the A56 in recent times, but all other projects carried out by the Council have been, unfortunately very little short of a waste of public money. We understand that the works carried out at the junction of Chester Road with Edge Lane and Kingsway have cost around £2 million. This seems very poor value for money for Stretford people in that it appears to have been carried out largely to enable a marginally quicker right turn for traffic travelling north. Whilst we can understand that many people felt the subways to be unsafe, the ground level crossings are intimidating due to the volume and complex turning movements of traffic – and this might have been anticipated. In addition, we find the claim that the works have enabled improvements to the public realm to be somewhat specious, in that it largely comprises some strange street furniture and new seating areas in very close proximity to a major highway, where locals can sit and watch vast amounts of passing traffic, and breathe in the toxic fumes of 5 lanes of traffic when lights are on red. This is, we are sad to say, inadequate.

We call upon the Council to give serious and very careful consideration to the only possible solution to these problems and that is to put the A56 into tunnel from a point close to the M60 to a point just before the road crosses the Bridgewater Canal. If the Council is genuine in its desire to see Stretford regenerated, then a full cost-benefit study must be carried out, since we believe it would show significant benefits that would outweigh the costs of construction. We accept that all transport projects have costs attached, which means that they are only carried out, therefore, if it is felt that the benefits are worth it. It is not sufficient just to claim that costs would be excessive, when there is no context in which to judge “excessive” and when the benefits are ignored. We would respectfully put forward the following to justify such a scheme:

- Modern tunnelling technology is now relatively cheap and quick.
- A tunnel with air filtration systems would result in a massive improvement in air quality along the A56 corridor at a point where it is currently extremely poor. The measures being put forward by the Council for dealing with air pollution would,

frankly, have no discernible impact at all, and we suspect the Council knows this, but lacks the imagination or vision to pursue a genuine solution.

- In addition to huge reductions in air pollution – with all the associated benefits to health, safety, well-being, and the environment – there would be a vastly reduced problem of congestion, since only local traffic would need ground level access along the existing road corridor, resulting in fewer vehicles at the central crossroads. This would, in addition, improve the efficiency of public transport and the safety of cyclists.
- Travel times for those needing to use the A56 corridor and traverse Stretford from one end of the Town Centre to the other would be greatly reduced as a result of avoiding the current major traffic light controlled junctions at the gyratory and the crossroads, as well as the lights at pedestrian crossings.
- The road at ground level could be greatly reduced in width, releasing large amounts of valuable land for development and meaningful public realm improvements. In addition to the financial value of increased development land, there would be the added value of environmental improvements and the opportunity to create an active frontage to the Mall along its Chester Road façade – for example for cafes/bars and other such leisure/retail activities - in a quieter, more attractive and relatively fume-free environment. This would truly regenerate the Town Centre by bringing back life to the area outside of the Mall, which is currently visually unattractive externally and inward-looking. It would also allow for the creation of new, more attractive and spacious areas outside of the Public Hall and Essoldo, which again would benefit the investment in these iconic buildings.
- The much reduced width of Chester Road would make crossing the road very easy and much safer. It would result in the physical barrier that divides the community being removed, so linking the two halves and enabling the Mall and other facilities to be much more functionally related to that part of the town to the east of the road. It would also allow for a significantly more effective and cohesive link between the Mall and the Canal-side development that we proposed earlier in this report, resulting in a Town Centre that would be perceived as one rather than as fragmented. Again this would be a mark of true regeneration.
- There is money allocated to the North of England through the Northern Powerhouse, along with monies for schemes designed to reduce air pollution. We do not see why other authorities should benefit from this by being proactive, whilst Stretford misses out due to the inability of its Council to make the effort to pursue a truly exciting, “once in a generation” opportunity to deal once and for all with the key problem facing Stretford Town Centre.

## **7. Turn Moss**

We have two major concerns with the proposals here. The first relates to the misleading information provided on the Leisure Facilities handout that was provided at the commencement of the consultation process. The second concerns the inappropriateness of the proposals in the context of national and local Green Belt Policy, as expressed in the National Planning Policy Framework and Core Strategy Policies R4.1 and R4.2.

With regard to the consultation process, the leaflet gives a clear impression that investment and upgraded sports facilities would be accessible to the local

community. It also shows diagrammatically the inclusion of new training pitches, a goalkeeper training pitch, a training mound, facility offices, café and childrens' play area. We have subsequently learned that the training pitches/mound are to be leased to a semi-professional football club from outside of the Borough and that the café is apparently to be managed by the club as a commercial enterprise. We are convinced that this is not what the majority of local people expected or wanted – including those who perhaps indicated support on the survey forms for what they believed to be a local community facility. Indeed there is almost certainly a large number of people who still do not know the full implications of this proposal. We call upon the Council to re-commence the consultation/survey in order to gain a true picture of local opinion based on all information and fact now available.

With regard to the proposals themselves, we are surprised that the Council has entered negotiations with a football club from outside of the Borough - Salford City FC - to lease land for a purpose that is clearly inappropriate to a Green Belt location. The National Planning Policy Framework (NPPF) states that “The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.” It goes on to state that “Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.”

In this case, the proposals would be harmful to openness; would reduce access to public open land; would reduce the amount of land available for the outdoor sport and recreation of the local community; and would be detrimental to the landscape, visual amenity and biodiversity. Since the land is not damaged or derelict, this issue is not relevant.

With regard to Green Belt, the NPPF indicates that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt, and therefore by definition harmful to it. There are exceptions, where development may not be inappropriate, including appropriate facilities for outdoor sport and recreation, but only if it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. In this case, the proposals would not preserve the openness of the Green Belt, and would, in addition, conflict with the purpose of safeguarding the countryside from encroachment.

The following are relevant considerations in support of our conclusions:

- The creation of new training pitches and mounds, including a training mound, and the laying of a 4G artificial pitch are engineering operations which, by virtue of the end result and the enclosures proposed for these, would be harmful to openness.
- It is unclear, due to lack of detailed information, whether the proposed new changing facilities for the public and for Salford City, together with the proposed facility offices and café would result in replacement buildings materially larger than those already existing, but in any event the buildings would not all be in the same use, and would therefore, once again, be inappropriate development, while if larger would also be harmful to openness.

- The provision of a childrens' play area, while superficially appearing innocuous, would not be directly related to the use of public playing fields, and would also be inappropriate development.
- In the absence of any further information, we can only surmise that the additional use of the area around the existing car park/changing rooms would potentially require a widening of the access road and/or increased parking facilities – bearing in mind that the car park is currently totally inadequate for the current use of Turn Moss at weekends. These again would be engineering operations harmful to openness
- There is considerable case law regarding inappropriate uses/operations in Green Belt that indicate forms of enclosure as being harmful to openness.
- The introduction of a 4G pitch in this location, together with fenced off training pitches, a commercial café, and a childrens' play area would represent the encroachment of urban-type park development into what is currently open countryside.
- There is already a café and childrens' play area in Longford Park, a little over 100 metres away, and the proposals here, as well as representing urban encroachment, also represent undesirable competition to facilities in the primary urban park in Trafford. This is considered further below.

Aside from issues relating to Green Belt deriving from the NPPF, there are other concerns. The Council's CS, in policies R4.1 and R4.2 supports National Green Belt Policy, and for reasons stated above, we believe that Local adopted planning policy must also be adhered to. The NPPF makes it clear that the 'very special circumstances', as mentioned in Policy R4.2, that could supposedly support inappropriate development, will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. There is nothing anywhere to suggest that leasing open land to a commercial business, with the associated engineering and other operational developments, would clearly outweigh the harm to the Green Belt, and the other harm to the visual amenities, open public access, biodiversity, traffic/parking considerations, and harmful competition to facilities in Longford Park, that would result.

In addition to Green Belt policy, the Council's adopted Policy Map (PM), which forms part of its Development Plan suite of Documents, shows Turn Moss as an area designated for "Protection of Landscape Character" and as "Protected Open Space". We would contend that the current proposals put forward for Turn Moss would not protect its landscape character or its crucial Open Space function.

Other concerns that we have relate to the lack of definitive information on the proposed terms of any lease given to Salford City FC. We note that Salford City FC is part-owned by the so-called Class of 92, and partly by a Singaporean Billionaire. Aside from potential conflict of interests that this might suggest with the UA92 proposals, which has the same backers, it is clear that the football club, which currently leads the National Division North, is intended for significant further investment to ensure its progress up the football ladder. The facilities proposed by the club so far are substantial for a club in its current position, and we fully expect the needs and demands of the club to increase as it progresses, raising the likelihood that it would require additional land and/or buildings in the future, and



would not wish to move away to get them. This is worrying, given the lack of consideration given by the Council thus far to planning and community considerations in entering negotiations with the football club.

Finally, we note the proximity of Longford Park to Turn Moss. Longford Park is a Conservation Area as well as being the primary Town Park for Trafford. The Management Plan for the Park was adopted in 2016 and notes that enhancements to the park would be beneficial to the Conservation Area, for example the upgrade of Pet's Corner, improvements to the tennis courts, and ongoing renewal of children's play areas and equipment. Further, it indicates that "*New development within the Conservation Area that seeks to enhance the visitor experience of the park is to be encouraged. For example ..... installation of interpretation and improvements to the tennis courts, play facilities and Pet's Corner.*"

We contend that the proposed café and childrens' play area at Turn Moss would be unacceptable competition that would be harmful to the future use of, and investment in, the similar facilities currently available in the park, and which are most appropriate for an established urban park as opposed to an open countryside location. As such the Turn Moss proposals would conflict with aims and objectives of the Management Plan for the Longford Park Conservation Area, recently adopted by the Council.

## **SUMMARY**

- We find the current haste in the process of unnecessarily refreshing the Stretford Masterplan to be unacceptable. The results of the earlier survey will be unreliable and of no use in assessing public opinion due to the subsequent incremental disclosure of vital information. For this reason, we call for the consultation period to be extended and the survey undertaken again.
- We find the lack of information about the proposed University and the background analysis, together with the vague generalisations surrounding its relationship with Lancaster University disturbing. We are also concerned that the University concept is evolving around a cult of personality, and not around the location of Stretford or any reasonable prospect of success.
- Following on from the above, we have significant doubts as to the viability of the proposed University, particularly in view of the existing competition, in a limited market, from established University Colleges and Universities in Manchester. This raises severe concerns about the role of the Council in risking public money by borrowing to invest in a highly speculative and poorly thought out scheme.
- The supposed University Campus is itself poorly thought out, to the extent that it is not a campus but a random collection of speculative developments with no educational focus other than the teaching building itself.
- We can offer a moderate degree of support to the proposed new leisure centre, but only on the basis that the University provides some financial backing to ensure that the Centre will be able to provide satisfactorily for existing demand, together with projected growth in local demand, overspill demand from the closure of George Carnall Centre, demand based on attraction of new clients gained from the private sector, and increased demand due to the influx of students.
- We find the proposal for student accommodation at Lacy Street totally unacceptable, both in scale and substance. There is insufficient analysis of alternative schemes to be able to determine whether alternative schemes could

provide equivalent or even enhanced benefits to Stretford Centre. The site should be developed for housing for local needs which would be permanent, regenerative, and more likely to strengthen the community.

- We believe that if the University were to go ahead, which we believe to be debatable, that some student accommodation could potentially be provided in the centre of Stretford, possibly by way of conversion of Arndale House or utilisation of the some of the site freed up by demolition of part of the Mall.
- We deplore the lack of consideration for the role of the Bridgewater Canal in the regeneration of the Town Centre. There are current developments or proposals for residential blocks along both sides of the canal and the Lacy Street site should be used as the last chance to secure a public open space with leisure and bar/café activities, as is so successful at Sale Waterside.
- We commend the use of the Essoldo for community use. We accept the need to attract commercial viable uses and we consider the use for a food and drink/market area, together with an Arts Cinema, Craft market and workshops, and other leisure facilities aimed at young people, to be the best option.
- We call upon the Council to develop the vision and imagination to solve the problems of the A56 corridor through Stretford Town Centre once and for all by starting the process of assessing the costs and benefits of putting the A56 in tunnel between the M60 and the Bridgewater Canal crossing. This is the only way to unite the Town Centre, provide a safe and healthy environment, maximise the potential of the Mall and its external environment, and create development and public realm opportunities on the additional land created at ground level.
- We consider the proposals at Turn Moss unacceptable on a number of levels, including conflict with National and Locally adopted planning policies; loss of important urban-fringe countryside; visual and functional damage to an area of high landscape, informal recreational, and biodiversity value; and wasteful competition with facilities already available in the Longford Park Conservation Area.

## CONCLUSIONS

We are unable to support the proposed refreshed Masterplan for the following reasons:

- There is no need for a refreshed Masterplan
- The consultation period has been rushed, too short and based on seriously incomplete, inaccurate and potentially misleading information.
- There have been no alternative scenarios provided and we believe that many such scenarios, including potentially more effective proposals will, of necessity exist.
- The proposals have been very inadequately thought out leading to poor strategic decisions on balance, type, scale and locations of proposed uses.
- There is still insufficient information available to enable a rational decision on what are in effect major proposals affecting Stretford
- The rationale for the supposed extension of the Plan area to include the Kelloggs site and Turn Moss is based on false logic and lack of any reasonable factual evidence.

- There are many contradictions, unrealistic assumptions, over-generalised assertions, factual errors, statistical miscalculations and unsupported evidence within the Masterplan document and supporting documents, including the Economic Impact Assessment. It is impossible to make important decisions on this basis.

Whilst we consider the case for the proposed University extremely thin, and worryingly short on necessary detail and background analysis, we offer the following suggestions for a more rational approach to the whole UA92 and Stretford Town Centre scenario, in the unlikely event that the proposal demonstrates the possibility of viability, and in the hope that it might, on this basis, enable the Council to cover its borrowing costs using a coherent strategy.

Firstly, the proposal should be called University College Stretford, in order to bring the maximum value to the community in which it is based.

Secondly, The University Campus should be designed as a campus to include a teaching building; the minimum necessary associated offices; a much enlarged Sports and Leisure Centre (part-funded by the University); high-density student accommodation; a learning resource centre; a student union or similar; car parking; limited retail. This would maximise its credibility and ability to deliver a meaningful curriculum to a standard expected by a validating University, and create a vibrant campus environment.

Thirdly, since the Lacy Street car park is owned by the Council and currently brings in no income, we believe that there is no reason why the site could not be profitably and more usefully developed for the purposes outlined in the existing Masterplan. Stretford, as with other areas in Trafford and more widely, is in urgent need of housing, and especially affordable housing. Given the recent commitment by the Prime Minister to support the provision of more affordable housing and social housing, we believe the Lacy Street site should be developed for high density private and social housing, including affordable housing, and not as student accommodation. A high value use of this nature would also enable the development to include the GPO and Atlas Bathrooms sites, creating an opportunity to maximise the potential of the Bridgewater Canal to provide the setting for a meaningful open space/leisure/bar-café area for the local community.

Fourthly, the proposed demolition of part of the Mall would create an opportunity for the provision of limited student accommodation in Arndale House as well as perhaps within any new development that takes place on the demolished area. Limited student accommodation – as opposed to massive and intrusive blocks of such accommodation – would enable suitable integration of students with the wider community, and would add some of the supposed spending benefits of students to the spending power of the permanent community located on Lacy Street.

Fifthly, the A56 should be placed in a tunnel. The rationale and case for the benefits of this have been explained earlier. No meaningful regeneration of the Town Centre can happen with the minimal incremental programmes suggested so far by the Council. The full benefits of regeneration will only be felt when the two sides of

Stretford are brought closer together by the replacement of the existing divisive and highly polluting six-lane highway that is Chester Road at this point, with a small local distributor road. We believe that a bold vision and desire to access available funding relating to air pollution improvement schemes and the Northern Powerhouse etc would be successful and would reap dividends.

Sixthly, since it would appear that the local community can be expected to function successfully with the number of existing sports pitches available at Turn Moss (on the basis that the pitches created by Salford City FC would not be available for public use anyway) we believe that there is no planning purpose satisfied (or indeed Stretford Masterplan purpose) by the proposal as it stands. If the University needs playing fields it could use the existing pitches, which are not used significantly mid-week, and could provide funding for their improvement, along with funding for basic improvements to the existing changing facilities. That way the Council and the local community would gain some benefit from the existence of the University, who would benefit in turn by not having to create and provide its own facilities from scratch.

## **APPENDIX**

### **Specific comments on the Draft Refreshed Masterplan content.**

As a general comment we find the Draft Refreshed Masterplan full of sweeping generalisations and misleading information. There are references to emerging opportunities, although only one is mentioned and dealt with. This does not give the local community any options in terms of how to respond or indeed to what to respond. Most of our serious concerns have been dealt with in the body of this report, but more specific comment is included here for completeness.

Progress on the existing Masterplan has been significantly overplayed on page 1. We applaud the disposal of the Public Hall to the community, although we consider this to be the only true progress made by the Council. We are happy to see an Aldi Store anchoring the depleted Mall, but we do not see how this is Council-led progress. The public realm works carried out as part of the A56 developments are disappointing to say the least. There seems to be a confusion between road junction works and public realm works. A lot of money has been spent on helping more vehicles turn right from Chester Road onto Edge Lane, and the subways have been filled in to create more land for development at the Lacy Street car park, but the only actual public realm works have been the uninspiring light stands at the entrance to the Mall, coupled with new seating very close to a 6-lane highway. To call this progress is something of an overstatement.

References to increased footfall at the Mall refer only to the last full year and this follows years of decline. It would seem likely that much, if not all of this is due to the new Aldi, and it will not take into effect the closure of the Tesco store. References to reduction in vacancy rates contradict statements on high vacancy rates made in the Economic Impact Assessment (EIA) and perhaps ignore the planned closures of the southern arm of the Mall? This is not clear – as with so much of the document and the proposals themselves.

On page 2, references to UA92 are consistently presented as if a done deal. The consultation process has been less than satisfactory but it has revealed more of the

UA92 situation, and there is clearly little in the way of concrete evidence that the proposal could be viable. The Proposed University Campus is 1.5 miles from the Town Centre and can have no direct relationship with it, whatever the Council may like us to believe. Moreover, in terms of the Town Centre opportunities themselves, we do not believe that the Council has sufficiently explored other avenues, particularly in the field of housing, which could have equal or greater beneficial impact on the viability and vitality of the Centre.

We believe that the second paragraph on page 4 very clearly and accurately sums up the fundamental problem facing the Mall and the Town Centre in general. The decline in the fortunes of the Mall can be traced to the widening of the A56 to six lanes, and successive Councils have done nothing to deal with this situation. This is the reason why we advocate the tunnelling of the A56 through Stretford, and now is the time to prepare for it with potential sources of funding to deal with air pollution and financial opportunities linked with the Northern Powerhouse.

On page 6 the document states that "in meeting the needs and aspirations of the community it will be important to create a distinctive place that reflects the cultural mix of the area and complements other provision in Trafford, ensuring a long term sustainable future for Stretford and the Town Centre. The proposals set out in the refreshed Masterplan will provide investment of the scale required to deliver this effectively." Once again, there is an implication that only UA92 can provide the investment needed. This is not the case. Whilst the University may, if it ever gets off the ground and then proves successful, generate investment, there is no attempt by the Council to consider alternatives. It is not good enough to present only one possibility – and that highly speculative. If the Council cannot point to other potential schemes then it seems highly probable that this is due to looking in the wrong places or making the wrong offers to the wrong people.

One thing for certain is that the imposition onto a single site of a mass of students that represents an increase of 5% on the current population of the whole of Stretford will do nothing to help with the integration of the student community into the life of the town. Moreover, it is not possible to ensure a long-term sustainable future on the basis of a student population that by its very nature is transient. The concept of the "Innovation Corridor" is meaningless. The Map on page 9 shows lines connecting different parts of the town, but this does not make a corridor. There are no related developments planned anywhere along the 1.5 mile route between the town centre and the proposed university campus. The Green Route serves no apparent purpose, and just shows the current Edge Lane, which is a major and heavily trafficked route between South Manchester and Stretford. The "processional route" runs parallel in part to the earlier such route from LCCC to Tesco. It is unclear what purpose, if any, this would have other than to take visitors to the football ground along the roads from the Metrolink Station.

Page 13 launches into a vision for Stretford Town Centre and then focusses entirely on UA92 which is noted as having "potential" to achieve a number of benefits. At one point it is referred to as "it will" which gives the worrying image that regardless of any consultation, the Council intends to pursue the project regardless of any issues that may arise. We are very worried that so much hangs on the words "potential",

when there is little or no evidence to suppose that any of that potential will materialise. It is impossible for the people of Stretford to make a meaningful judgement on the basis of such hypotheses and assumptions. There are alternatives, and these need to be explored first.

The word “will” keeps reappearing in the vision statement on pages 13 and 14. Again this shows lack of respect for the local community, and appears, on the face of it, to be telling local people that this is what the Council will do for their own good. There is at least an equal chance that the UA92 proposals will not come to fruition, and that if they do, competition from other universities in and around Manchester, which already offer similar courses, could easily prevent the supposed benefits from materialising.

The fact is that the Council has borrowed money to undertake a very risky investment at the Kelloggs site, and it now gives every appearance that it has no Plan B for the site. This would explain why the refreshed Masterplan is needed in such haste to give the appearance of some support for its plans. We consider such a risky venture to be undesirable, giving the appearance of gambling with public funds and the future of the local community.

The vision goes on to state that “*there will be a clear and distinctive identity for Stretford taking advantage of its heritage assets, existing town centre facilities and access to environmental assets including Stretford’s parks, the Bridgewater Canal and the opportunity to create new landmark buildings.*” The proposed student accommodation would not create a clear and distinct identity, but would swamp the existing community. Furthermore, it would not take advantage of the key asset that is the Bridgewater Canal. Instead it would condemn the Canal to be nothing more than a towpath in a tunnel of medium to high-rise blocks on both sides. This would be unacceptable by virtue of failing to meet the Plan’s own vision statement. In short the “vision” is contradictory, constrained, misleading and thoroughly disappointing to the extent that any worthy elements are completely overwhelmed by the sweeping and unsubstantiated generalisations that pervade it.

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Dear Sir/Madam,

I would like to object to the plans to pull down Atlas Heating and use it as accommodation for the ‘University’. One, it is a successful business well established and respected. It’s been where it is longer than most, if not all, of the people who are looking at pulling it down have lived in the area.

You have just spent £1.75 million altering the junction at Chester Road, Edge Lane. If you go ahead with this fiasco, it will make more chaos traffic and pedestrians than now and mean that you have wasted the whole sum of £1.75m.

Disgruntled Resident

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I would like to reiterate the points I made in my response to the Trafford questionnaire about UA92.

I am not in favour of such a large scale development for what ever reason in the Lacy Street area of Stretford. The proposal to have accommodation for up to 1700 students seems to me to be completely unacceptable.

The Edge Lane – Chester Road, junction, is a notorious blackspot for heavy traffic. The addition of intensive housing, in the form of flats for students or otherwise will increase the population and also traffic in an area of Stretford, least able to cope with such demands.

The pollution levels in that area would also increase significantly especially as the high-rise buildings proposed, would help to confine the exhaust fumes from vehicles into a limited space. If all the development planned were to take place in the Lacy Street area, namely the redevelopment of the bingo hall, the Lacy Street student accommodation and the flats/housing leading up to the Metro Station, from the corner of Chester Road, not only with parking to become a serious issue but access to and from edge Lane and Chester Road from these developments would be very difficult and very dangerous. The traffic is already slow moving at the best of times in this area for much of the day and this problem would be exacerbated by the additional developments.

I am not against development on Lacy Street. A plan that would be of benefit to Stratford as a community, might include some housing especially for first time buyers perhaps, shops, a canalside cafe and access to the waterway area as a social and well-being amenity but student accommodation would in my view not increase the chance of Stretford regaining its community feel, which it lost with the creation of a major six lane highway and the development of the precinct many years ago.

Furthermore, I do not want to share Stretford's sporting facilities with students. Local people have already seen Stretford Baths and nearby Chorlton Baths close down in recent years and the prospect of sharing a new leisure centre with a new university is unacceptable.

Similarly, I would not like to see Turn Moss playing fields affected by any building work including any new developments and large areas of playing fields being fenced off on land which is currently green belt. Turn Moss is currently a beautiful large empty space which is very popular with walkers, runners and sports people and I'm totally against any loss of green space on greenbelt land for use by a Salford football club or any other private concern.

By all means, let's have a master plan for Stretford. Let's improve the facilities, increase the housing potential, especially for first time buyers and the shopping opportunities in a new and improved, modernised precinct. By all means extend the green spaces but not is a trade-off in the way that is currently being proposed, with student accommodation on a massive scale which no one actually wants in Stretford. This current plan, is not only out of favour with me as an individual, but from what I have seen from the three meetings I attended recently, out of favour with the majority of local people.

A revised plan taking more time and involving a greater consultation with local people must be the way forward for a better Stretford.

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With regard to the refreshed masterplan for Stretford I have a few points to make. Firstly I'd like to say that I've lived in Stretford for 56 years, almost all my life. I have witnessed many changes take place, the worst being the widening of Chester Road which ripped the heart out of the Town Centre. Decades of neglect followed: the Mall being allowed to slip into decline, Edge Lane properties allowed to deteriorate with piles of rubbish in front of the shops and a general continued lack of investment in the area. The further widening of Chester Road last year was yet another example of how much Stretford, as a town centre, is not considered to be important. I have attended three consultation meetings in the last 2 months.

These are my points:

- The Trafford Council survey should be given very little credence as it is biased in favour of UA92.
- Trafford Council have reiterated that this development is a 'once in a lifetime opportunity'. The original masterplan in 2014 would have been the perfect opportunity to enhance Stretford in a way that would have suited the residents, the community and the environment. It would have opened up the canal side as a place to enjoy, similar to the development at the Waterside in Sale. It is what the residents of Stretford deserve. Teresa Grant, at the meeting at MUFC stated that she'd tried and failed to attract investment in 2014. I'm sceptical about how hard she tried given that talks with Gary Neville and company began shortly after.
- I'm not convinced at all that there is a need for another University in Manchester, especially one that may depend on having to attract at least 50% of students from abroad in order to operate.
- 6000 students living in Stretford will alter the demographic to the point where the sense of community that has recently been developing in Stretford will struggle to survive.
- My biggest concern is with the planned student accommodation at the Lacy Street site. It is totally unacceptable to have over 1000 students on this site. It would not be fair to local residents whose houses will be dominated by tower blocks, it would not be fair to the students themselves to live in such a highly polluted area, it would not be fair to residents of Stretford whose infrastructure (housing, transport, doctors, dentists) will be under severe pressure.
- Turn Moss should not be used by a football club from Salford. Surely there must be somewhere in Salford for them to locate? Turn Moss is green belt open space that is enjoyed by the community and by wildlife, regardless of it being waterlogged.
- Leisure facilities should not have to be shared with students.
- Stretfordians need to be consulted at all stages of this process.

In conclusion, instead of foisting an unwanted university on Stretford, treat us in the same way as the rest of the borough and take this 'once in a lifetime opportunity' to develop Stretford properly.

Regards



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Thank you for giving Transport for Greater Manchester (TfGM) the opportunity to respond to the above consultation. TfGM is supportive of Trafford Council's ambition to regenerate Stretford town centre with an attractive physical environment in which people want to spend time, high quality public realm and enhanced linkages between the town centre and destinations in the wider Stretford area. We therefore support the work to date on the Phase One Public Realm Improvements that have been implemented. We are also supportive in principle of future public realm improvements however it is important that any future work is evidence based and achieves desired objectives. Establishing a comprehensive movement and place framework that assesses the movement functions (including different modes) and the place functions (at different locations) within the Master Plan area, would allow the relative importance of both aspects to be considered against objectives and the right balance to be achieved across the Master Plan area. Design principles could then be identified for future interventions and the interventions prioritised.

To maximise the benefits of the nearby Stretford and Old Trafford Metrolink stops it is vital that these are fully integrated into the public realm improvements with well defined, signed, well lit, safe walking routes to and from the stops. It may also be appropriate to introduce new access points to the stops to better integrate with the developments. In addition, the provision of funding to upgrade the stops to better integrate with the proposed developments (for instance new shelters and stop facilities) would be welcomed by TfGM as a means of further encouraging use and delivering increased modal shift to public transport.

The focus of the refreshed Master Plan around UA92 has the potential to deliver significant regeneration benefits to Stretford town centre with the potential student accommodation and supporting facilities bringing additional activity and expenditure, a potential evening economy and acting as a catalyst for significant further investment. It would be remiss of Trafford Council not to try to maximise the opportunities that this investment will bring.

The UA92 proposals also raise concerns over the additional journeys that will be generated during the peak hour and the implications for Metrolink peak time capacity. Currently the Altrincham Metrolink line is operating at or near to capacity in the morning and evening peaks and this section of the line between Stretford and Old Trafford Metrolink stops is the peak load section. TfGM has recently announced a much needed increase in peak time capacity on the Altrincham Metrolink line following the completion of new substations allowing two additional trams to be used to enable more single unit services to be run as double units. We will continue to review potential options for further increasing capacity on this line and across the network to meet forecast growth in passenger demand.

However the UA92 proposals have not been part of this forecast growth in demand on the Altrincham line. It is also not clear if trying to meet this particular demand (for short journeys between neighbouring stops on the peak load section of the line) would be the best use of limited resources. TfGM is therefore keen to work with

Trafford MBC and other stakeholders to explore alternative sustainable travel options for those travelling between the residential and teaching UA92 campuses.

Whilst Stretford town centre is very well served by bus services the majority of services towards Manchester city centre currently route along Chester Road to serve the existing bus market, the Gorse Hill residential area. Therefore there are currently very few bus services which route along Talbot Road linking Stretford town centre with the proposed UA92 teaching campus. (Chester Road services are diverted along Talbot Road when Manchester United FC are playing home matches). However there is no reason why a commercial bus operator would not consider the potential for a new commercially viable route in the future, given the potential increase in demand between these two sites, other potential development around Stretford town centre and recent development on route to Manchester city centre that is currently not well served. A financial contribution from UA92 could help to ensure that a service was in place from the start and help to establish sustainable travel behaviour amongst the students.

The distance between the UA92 residential and teaching campuses is only about 2km and TfGM is keen to promote walking and cycling as the natural modes of choice for such short journeys. We are therefore keen to explore with Trafford Council how the UA92 development could contribute to enhancing local links for walking and cycling in the Stretford and Old Trafford areas.

Cycle City Ambition Grant 2 (CCAG2) funding is committed to delivering upgrades to the cycling infrastructure along Talbot Road, Chester Road and Stretford Road up to the boundary with Manchester City Council during 2018. This will provide a greater degree of segregation and protection for cyclists from general traffic as far as possible by the use of bolt-down infrastructure such as 'Orcas' and bollards. This new infrastructure will delineate the edge of the cycle lane and provide a physical boundary, limiting vehicle incursion into it. The scheme will include features such as bus stop and loading / parking bay by-passes along with coloured surfacing to make the cycle lanes more visible in areas of potential conflict such as junctions. The route, when finished, will stretch from the A56 Chester Road / Talbot Road junction to Chorlton Road in Hulme. Manchester City Council is providing a route which will then link up to the A56 roundabout and hence on to the city centre.

It would be useful for the Stretford Masterplan to demonstrate how the UA92 campuses in both Stretford and Old Trafford propose to link into this upgraded cycle infrastructure and therefore help to maximise the benefits of this investment. TfGM is in the process of producing updated guidance on cycling infrastructure, and of developing a Local Cycling and Walking Infrastructure Plan. We would welcome discussions with Trafford Council and UA92 representatives over how these sites could be linked to the wider walking and cycle network.

Planning applications for both the residential campus and the teaching campus will need to include Transport Assessments that generate person trips and mode splits for the sites alongside Travel Plans that promote sustainable travel options to students and teaching staff. For the avoidance of doubt the Transport Assessment

must cover the impact of the development on the capacity of the Metrolink Altrincham line.

I hope you find these comments useful in the progression of this document. Should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely

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I have been to several “consultation” events and to say that they have been controlled is an understatement. There has no been question and answer sessions where residents have asked and heard responses from officers and councillors.

It seems that the only risk for the university is with residents as there is no upfront investment from the Neville’s and their colleagues.

With regards to the university itself, where is the evidence that this is something that Greater Manchester needs, with 3 universities on the doorstep in Manchester and others within the greater Manchester’s area. The company that has undertaken the research for you has done so as a desk top analysis which doesn’t really get the view of residents potential students or businesses in the area.

The problem with Stretford is the lack of investment over years and poor planning decisions that has taken business away from the Mall and the council has watched its decline. If the council believes that 1600 students living on Lacy Street is going to revive the Mall this is very ill thought out as Salford precinct has not been regenerated by the university. If the council really wants to invest in Stretford and drive regeneration then you need to look at the viability of the Mall in the 21st century. People have gone away from big chain shopping and want to be able to use local independent butchers and green groves etc like in Urmston, Sale and Charlton. The council should be CPOing the Mall and demolishing it and building a new high street.

Stretford is not able to cope with the lack of infrastructure currently so it will collapse under the burden of the 1600 new residents. Trying to get a doctors appointment takes 3 weeks plus, there are a lack of Dentist also. We have no A&E as it has been closed and this has made it really difficult for residents who do not drive.

Residents are worried about housing, the prices of housing is rising and will end up pricing local people out of the market and the npbuy To left market is becoming dominant on most streets. Residents are concerned about rented accommodation being taken away from families and rented out by the room to students at inflated prices. The issues of parking for residents will worsen as the student accommodation does not have parking and most students nowadays drive. The height and density of the student accommodation is such that it will be a similar eyesore to the mall and leave Stretford with imposing buildings that do not fit in with the borough. The proposed site for the student accommodation is not a big enough footprint for that numbers that are proposed. The building of accommodation on bits of green that are along Chester Road are ill thought out, they will block out light to the houses that are

already there. The accommodation is right next to retirement accommodation and it seems that the views hoof residents have not really been gathered, they have concerns about noise and parking and rubbish not been collected as there are enough problems from the takeaway on Chester Road.

The closure of the leisure centre and the proposed new centre at the university isn't really making the centre accessible to residents as it isn't on a reliable bus route. When asked we could not be told if at points during the week if the centre would be closed to residents as the university would be using it. We were not told if there would need to be a booking service imposed due to the influx of students, which would prevent it from being the drop in service it currently is. This could put people off going and at the consultation we were told that we need Trafford active, this moving of the leisure centre could have the opposite effect if residents can't use it when they want or get to it.

Turn Moss, the council, needs to sort out the flooding the. There will be no need for Salford City to move here. What are they doing with there current facility's? Is it being left to the community and how will it be maintained? What is there investment? Are they providing the money to do the work or is this Trafford Council loaning the money and them leasing it back? So no risk associated to Salford City, just residents again?

## Transport

The transport infrastructure in Trafford is quite poor in Stretford. The tram is always packed in the mornings by the time it gets to Stretford, so a potential 1600 new users would put a strain on the service that is not sustainable. Again the buses equally would be taking the strain of students going up Chester Road. If the students are driving to uni it will clog up Chester Road even more than it currently is. The new road crossings have had little thought into them as there are lights missing where pedestrians are crossing and at night makes it almost impossible to be seen. The traffic filter from Kingsway to Chester Road towards Sale has been taken off and there are so many near misses with cars playing Russian roulette to get through. Also with the "improvements" we understood there was to be a filter from Edge Lane on to Chester Road towards town and this hasn't happened so still casing the same problems of people jumping the lights and taking risks. It is however strange that traffic lights going into the big Tesco at Gorsehill have filters, but this couldn't be managed for Stretford.

The proposals are not a benefit to Stretford residents they are a benefit to the Neville's and their partners all the risk is with residents money. The way this has been brought about is by imposition by people who do not live in Stretford. It was very disappointing that the Chief Exec started at a meeting that this was all that was on offer for Stretford and if we didn't have this we would have nothing and one of the council officers when challenged about this at another meeting confirmed that she did say this and that it was an unfortunate statement.

This is not the future for Stretford, the future would be to demolish the Mall, provide good quality shops and houses on its foot print, give us more green spaces around

Lacy Street. Update the Essoldo and bring it back into use and encourage shops etc into the vacant units.

I look forward to your responses.

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I want to let you know in the strongest terms that I am completely against all the plans.

I do not want a university in Stretford or anything that it brings with it. If Gary Neville is so desperate to set up a uni, let him do it where he lives.

I do not want to live next door to a house full of noisy students and resources are stretched as it is without thousands more people living here.

This whole thing has been done in a completely underhand way with questions evaded or silly answers given. The online survey was rigged so that it would look like more people were in favour. We are not stupid.

I would rather leave Stretford as it is if this is the only other option.

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I'm writing in the capacity of elected member and resident of Gorse Hill Ward. I am also Chair of the Stretford and Old Trafford Locality Partnership. I have been broadly supportive of both the original Stretford Town Centre Masterplan and the growing UA92 interest in coming to the Stretford/Old Trafford area. There are three particular issues that I want to highlight at the head of this response that currently give me concern but would if addressed, improve the long term success of the plan.

- We do need a landlord licensing scheme in Gorse Hill in order to reduce some of the issues we already face, and that would otherwise worsen as the university progresses.
- The most recent plans for Lacy Street do not deliver the promised opening up of the canal in the centre of Stretford.
- Encouraging custom within walking distance of the town centre to travel in on foot is not just about the public realm within the town centre, it's about the routes in and feeling safe.

Consultation

I share the concerns about the consultation expressed by my colleague Cllr Tom Ross in his submission.

I do make this one additional observation: attendance at meetings has clearly not been as diverse in terms of age, ethnicity or class as I know the Stretford and Old Trafford area to be. There is clearly a lesson for post-consultation that we need to ensure working groups and panels are much more diverse and representative.

General Comments on the Masterplan Document

Stretford in Context – Section 2 of the Refreshed Masterplan.

Perhaps a little too optimistic in its appraisal of the opportunities for Stretford Town Centre and just as importantly, the constraints it faces. Stretford's own emerging retail quarter along the A56 around White City and Tesco Extra fails to be mentioned. This latter omission is particularly striking since the proposed University itself will be sited within this quarter.

Both Chorlton and Sale are subject to their own regenerations, Urmston has already renewed itself. Stretford has potential for growth but ironically, given that it was the first modern town centre, it now needs to find a local niche against competing town and retail centres and it definitely needs to exploit and enhance its inherent assets including:

- Public Transport links via Metrolink, Bus, Rail (omitted from masterplan), Waxed via Bridgewater Canal, Taxi
- Canalside area
- Library
- A substantial population within walking distance
- Public Hall

#### Areas for Improving Assets

Stretford's bus stops next to the Mall are increasingly shabby. Compare with those next to Tesco Extra on Chester Road. Stretford's are busy but unpleasant places to alight or to wait at. There is an economic case for upgrading all or most of the bus stops in the town centre.

Stretford has a train station on Moss Road! – 12 minutes walk – 0.6m from Mall's Kingsway entrance. There are hardly any signs between the two.

Metrolink – again the shabbiness of the Edge Lane will impact on commuters as they come into the town centre. Too many walk right past the mall. More can be done to make the walking commuter feel invited in, particularly with regard to the mall's opening hours.

The Council's latest plans for Lacy Street show apartment blocks right up to the edge of the towpath. The Royal Mail have occupied this space for decades, but now that they have announced their intention to vacate the site, it opens up realistic opportunities for the cafe/restaurant area acknowledged in the narrative of the Masterplan but not reflected in the latest (reduced height) design. The opportunity-cost of losing the long coveted canalside quarter is too great for Stretford in my view.

#### Economic Impact Assessment

I've read the Economic Impact Assessment attached to the masterplan and I have no reason to doubt their verdict. However, that assessment is very much of the impact on the locality as a whole. The consultants have sensibly avoided making any assumptions as to where the student pound might be spent within the locality. It makes sense that the bulk of the bespoke student accommodation is within the town centre as long as the design is open and attractive. Throughout both the construction and operational stages, the student campus will generate some new custom for the

Mall and other locations within the town centre. However, that new custom may be less than supposed and I'm inclined to think the White City/Tesco Extra quarter will benefit from the extra spending as much as the town centre.

It's worth noting that Gateshead's Trinity Square development effectively rebuilt its retail centre and placed the student accommodation on top. Presumably they were making sure the economic benefits were captured very locally.

We do not yet know what the Mall owners intend for the area released by the demolition of the southern wing. My preference is for the council to work with them to get some of the student accommodation onto this plot along with a new swimming pool/leisure centre. There is insufficient at present to pull enough of the new population towards the Mall and given that we're talking about a sports based university it makes sense to use that attraction to help the town centre as well as providing a new local facility.

There will be new jobs created; and I agree with Cllr Ross's submission that there should be a Stretford Pledge associated with this so that local people from the Old Trafford and Stretford areas benefit from new skills and employment.

#### Accessibility

Chris Boardman – Greater Manchester's Cycling and Walking Commissioner published *Made to Move* on 15th December 2017 containing the goal to make walking the natural choice for as many short trips as possible. Achieving Chris Boardman's goal would be good news for Stretford.

It's fairly obvious that choosing the car brings many of those competing town centres into play. Stretford would come bottom of the league within Trafford for its walkability score. Improving that score would have to help Stretford.

The council should work to reduce to zero the number of junctions on routes into the town centre that give little or no priority to pedestrians. If you see a person having to sprint to avoid oncoming traffic, it doesn't matter whether the accident statistics show it to be safe, it won't feel safe and reduces the attraction of walking compared to driving. Greatstone Road/Talbot Road and Park Road/Derbyshire Lane are prime examples of awful to walk crossings, but there are many more within the Stretford catchment.

"Walkability is a quality of the built environment that invites people to get around on foot, not because they have to but because they will feel like they are missing out if they don't."

City of Geelong - Forsyth, Ann. 2015. What is a walkable place? The walkability debate in urban design. *Urban Design International* 20, no.4: 274- 292

#### Housing

There has been a great deal of alarm at the prospect of studentification taking place within neighbourhoods close to the proposed campus. Irresponsible practices of some private landlords and their letting agents adds significantly to this concern. In Gorse Hill we know that much of the flytipping we see in alleyways is change of tenancy clear-outs. Licensing would encourage responsible landlords and support Trafford's recycling policies to reduce the incidence of contaminated bins that are a constant problem.

#### UA92 / Academic Campus / Swimming Pool

I am supportive of the university itself. I hope that it is viable. I want UA92 to strengthen links with local schools. I think the biggest local concern will be as to the capacity and accessibility of the proposed leisure centre there. Nationally the UK's swimming statistics are shocking. We need more swimming capacity rather than less. It's interesting that we only have one swimming centre for the whole of Stretford and Old Trafford. When I was born, there were more. Even Trafford Park had public baths.

I strongly believe there should be a pool in Stretford town centre as well as at the campus.

#### Innovation Corridor

Further to the section on accessibility, we need to make the route interesting and safe. I'm keen that local parks (Gorse Hill Park and Cranford Ave Park) are enhanced. These are ideal locations for Outdoor Gym equipment.

We need to avoid creating a rat run and should explore limiting the permeability of Gorse Avenue.

UA92 as the university grows should work with the council to monitor the impact of staff and student car parking.

#### Other Matters

- Too much overall in the proposals, we need to break them down into packages as this is causing confusion. I would like to see separate discussions on both the masterplan & University proposals in those areas where they don't interact with each other. I would also like some early decisions on certain aspects that can be ruled out, this will reduce information overload and some reassurance to those affected by any proposals.
- Building on all green pockets on the A56, these help with reducing pollution as well as bringing a green aspect into a high density housing area and needs rejecting early on, we should be looking to enhance these areas instead.
- Stretford Library is a local community hub and a lovely old building the original masterplan proposed making the area around the Library central to the town centre with a new pedestrian piazza linking with a new crossing over to the mall and removing the awful subway, the suggestion to demolish the Library needs rejecting early on and the original proposals for this area reinstating as phase two.



We should look to make this a hub for the existing local community and this could be part of the planning gain for the area, improvements could also be made to the building as part of the masterplan.

- We need control over both HMO's and shared housing schemes, shared housing is more of a threat to the local community and we need proper controls to ensure exiting residents can continue to have access to local housing and not have local homes taken over by 'buy to let' landlords seeking to make a quick buck. We should also look at a landlord registration scheme for rented property at least in Stretford and Old Trafford areas.
- A further suggestion that has arisen is to look at utilising part of the old rail line alongside the Metrolink service as a corridor to mirror the A56 for cycling and walking.
- We need some planning gain for local people, zero as things stand, we should seek views with the community on what this should be. I have already mentioned above we could look at making Stretford Library a local hub (in a different way to the Public Hall).
- We need to reject proposals early on for Manor Farm Industrial Estate, a number of small business otherwise could be lost. Atlas could possibly be relocated on the old mobile phone premises adjacent Joseph Gleave direct on the A56, the existing businesses bring jobs to local people that has a direct effect on the local economy, I understand some sixty or more people are employed here and I have no idea where all these local businesses could go and most likely some would be lost affecting local employment. We could also look to invest in this estate as part of the planning gain. If at some point in the future the industrial estate ceases as an entity then at that point it could most likely be developed for housing, preferably housing association.
- Guaranteed public access to leisure facilities at all times, as now as a minimum.

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I have completed an online survey with regard to the new Masterplan, but wished to email you with some comments to ensure that they are registered.

I do not wholly object to the idea of a university being created in Old Trafford next to the cricket ground, but am unsure why the centre of Stretford would be the ideal location for 1700 students who study there. The original masterplan spoke about building houses for local people to meet a national quota of required homes, which was a much better idea, particularly with cafes and bars to re-ignite the night time economy, which was another major feature of the first plan.

The proposed student accommodation structure reaching up to 17 storeys high is too large and not in keeping with the current buildings in Stretford. The documentation speaks of them being iconic landmark buildings, but we already have the Public hall and Essoldo which are true iconic buildings. The buildings should be no more the 4-5 storeys high, similar to those built by Manchester Metropolitan University in Hulme at their Birley Fields campus. This has a really nice open feel to it, and members of the public use it on a daily basis. If this site is used for student accommodation, there needs to be a guarantee that public access will be retained, particularly to the canal path, as it is currently used on a daily basis by many walkers and cyclists. It also

needs to have large open spaces rather than a dark and closed off 'quad' area, as it belongs to residents rather than the university.

No land should be built on between St Ann's Church and the Essoldo; the land to the rear of Trafford Grove is required as green space and parking for both residents and church visitors. The suggestion of removing mature trees along Chester Road and replacing them with new smaller trees is not a good one, as the amount of traffic which flows along Chester Road on a daily basis means that mature trees are required to promote better air quality.

The leisure centre should not be relocated to the proposed new university campus, and should either remain in its current site on Chester Road or move to Lacy Street. In its current location, it is on a major bus route for local residents, and on Lacy Street, it would also remain central but moving it to a campus in Old Trafford would make it much more difficult for the majority of Stretford residents without cars to reach it, as the bus provision along this road is pretty much non-existent. I am also concerned that it will be much too small for the extra people using it, and that only a limited number of memberships would be made available and purchased immediately by students; this could potentially mean that day passes are not available, so attending one-off classes such as pilates/swimming or baby groups such as Tiny Teds would not be an option (other areas that have introduced this kind of shared access have been oversubscribed and have then removed access to those without memberships). At the moment, it appears that Trafford residents will be effectively funding a university leisure centre with virtually no access to it themselves if it is moved to the Old Trafford site, which is really unfair, particularly on the poorer members of the community.

The plans for Turn Moss are completely unnecessary. Not only is the area popular with walkers and football teams, part of it is also a flood plain. Why should part of the public's land be leased to a football team in Salford? There is no logical reason, apart from the fact that Gary Neville is connected to them, and they should therefore be encouraged to use land in Salford rather than ours in Stretford. We do not require a new cafe and play area there, as there is already one of each across the road in Longford Park. There is a public right of way across this land which is likely to be threatened and even removed if the pitches are created for Salford and then fenced off. Local adults might not even have much chance to use the 4G pitch, as it looks like it is being promised to the university and local schools and colleges.

The changes to the A56 which have so far taken place have created absolute confusion and stress when either driving or walking. The reduction in the speed limit to 30 miles per hour is not adhered to by a large number of drivers, who either tailgate drivers who travel at the speed limit, or over/undertake and are generally abusive to them. Therefore speed cameras urgently need to be installed in the stretch of road between Talbot Road and the Edge Lane turnoff. There also need to be right-turn filter arrows installed on Kingsway and Edge Lane, as cars going through red lights mean that it is possible to be stuck waiting to turn onto Chester Road, during which time the green man comes on for pedestrians. The remaining subway is not suitable for disabled people in wheelchairs and those with mobility issues due to the stepped access, which I am not sure is entirely legal under

disability legislation, and a ramp should therefore be constructed. The cycle path is also completely dangerous and involves convoluted routes on and off the pavement. I am guessing it was designed by someone who has never ridden a bike or who has no idea about road safety, and it needs to be urgently looked at.

The proposals for the Essoldo are, at best, totally vague. For years, local residents have wanted to bring it back into public use for a variety of projects ranging from a cinema to indoor market, and wanted it designated as a significant local building, yet this was not granted by the council. For a CPO to now be proposed, with the prospect of students having access to it as a central hub is rather insulting, when it should be CPO'd for Stretford residents to use. The library should not be moved here, as it should be retained in its current location, particularly with the planned improvements to Kingsway, with a new crossing point nearby, which will help to increase footfall.

I sincerely hope that this is a genuine consultation where concerns of Stretford residents are taken into account, and realise that we are generally not opposed to a university being created, but we are opposed to all of our public spaces and buildings effectively being given/leased to private companies. The demographic make-up of the area risks being completely altered with the planned university, when local residents have worked hard to create a sense of community through the Public Hall, local parks, and other community groups, with new bars and restaurants already opening. Even without the university, Stretford will eventually gain new investment, so we are happy to wait to ensure that our spaces are utilised to the benefit of the majority of current residents rather than solely catering to the needs of students.

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I have considered the proposals and attended a consultation meeting at the Stretford public hall.

In brief

Lacy street- I do not agree with Lacy street being developed into a student area. I am against any high rise flats. The area need to be opened up to the canal with maybe some houses, shops and restaurant areas. As the royal canal works has just been granted planning for up to 5 storeys high flats whatever is built on lacy street needs to be low rise accomodation. This is fairer on the surrounding residential properties which also houses some elderly. Whatever is said to reassure us some students would have cars and they would have to park them somewhere in the surrounding streets which are already over run with commuters cars going by tram and also overstretch the local transport links. The trams are rammed at peak times. I do not want to live in a vicinity with a high student population. More litter, drunken behaviour, late night noise.

Stretford mall - the original masterplan talked about this being 'outward facing'. Not seen anything in the plan s to improve this area. I've heard that part of the precinct is being knocked down but nothing planned in its place. Can't the property being flattened not be converted into accomodation for young people?

Essaldo- there was talk some years ago that a roller rink was to open but nothing happened. That would be good and not just for the young. Also could be used for part theatre/theatre workshops/cinema with cafe and children's soft play. Whatever happens the shops/flats up the side on edge lane are a mess and need to be cleaned up with bins spilling over.

Turn Moss- not in agreement to any development of this area..  
University - not a concern to me, so long as council makes a return on this as they have I believe taken out a loan to buy it. Why can't the campus be built here as well. Tesco on doorstep and good bus links.

Leisure centre- why can't it be rebuilt on present site? If it's built in the university grounds the community might not feel like it belongs to the people of trafford. Or what about student campus? Rebuild leisure centre on lacy street.

Overall I do not think students would really hang around stretford. They would spend money in chorlton, trafford centre of manchester city centre. However stretford residents would and want to spend money in stretford but there is nowhere to spend it. I do not feel that the residents of sale,altrincham or urmston would be overjoyed to have this planned for their centre. Think again please and give stretford what they deserve -a nice centre for the community.

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I attended a consultation meeting and here is my response for you to add to the consultation results.

It was pointed out how the present consultation form and system is fundamentally not fit for purpose (unless said purpose is whitewashing the process). Therefore, I shall feed back without use of the form.

### **Summary**

In short this is clearly a done deal without meaningful interaction with the local community. It will obviously happen, and most likely fail. It wont be a "once in a generation" cock up or huge loss of public money. These are commonplace. You have already eroded the park and playing fields at gorse hill in violation of ancient covenants and ignoring the proverbs about not moving boundary stones. I expect therefore that 10 years from now we will have far worse sports and public spaces and facilities than we do today.

In short, although the publicly bailed out private cricket club and commercially successful privately owned Man United bring global attention to Trafford, you will manage to make us failed community and subject of derision.

### **Name**

"UA92" does not market or promote Trafford except to people who may know what you mean by "class of 92" who will likely think more of Manchester than Trafford. As such it's name does not benefit the area.

### **Student hall of residence**

It is a sign of a failed community and legislative process when you side with a private institution to make profits from accommodating students and prevent private individuals through bureaucratic measures.

It is also contradictory and shows you have not thought about things in wider details nor have any solutions to your problem of the Stretford Arndale being crap. When I suggested that the hall of residence should be run at affordable rent by the council, I was told that it must be private and regeneration comes from the private sector.

So, it must be private, and therefore at high rent yet you say a benefit of this UA92 being that it brings lower income students into further education - those who may not otherwise go.

You plan to provide these students with high priced private halls, and no opportunity to rent cheaper in the community,

To increase your contradictory proposal, you also expect these students to regenerate the area with their low income spending power.

If you don't run the hall at a low rent, students will live in the oversupplied existing student areas and commute in the other direction to UA92.

How is the proposed hall (in the iconic tall building as described by someone who has never visited Dubai, Hong Kong, Singapore, etc etc) attractive to students? What have you on offer apart from an Aldi next door? I fail to find anything proposed to attract students nor see how a German discounter is a pull factor.

*Just like you have nothing future planned or presently properly maintained for children and teenagers in the community, you have nothing attractive planned for students.*

## **Regeneration fail**

If you think regeneration comes from the private sector, all hope is lost. The private sector is busy screwing over the public for short term gains and taking wealth out of the country, supporting the ascendancy of China at the expense of local jobs and buying off the legislators.

Meanwhile, the public servants and politicians are busy maximising their personal gain at the expense of the general community.

The actual "once in a generation" event is leaving the EEC we joined in 1973. Businesses and the community have no leadership taking us forward into the opportunities this now brings us. How is Trafford's global fame from sports being used to bring opportunities and regeneration?

The importation of 6,000 students (with low income) to bring shoppers to an old shopping centre will make the future generation wonder what mushrooms you had

for breakfast. The best you can offer in in the current context is help for an old shopping centre.

If you actually want regeneration then scrap the current proposals and start again with the community you wish to regenerate.

Think about how we are going to benefit from the impending independence and make Trafford better.

### **Community and homes**

So, it seems from a councillor or two that private landlords are tax avoiding leaches. It seems from the council, and some residents that students living in the community are a problem and anti-social nuisance?

Are we allowed to say things in such in the modern age of hissy fitting hate speech controls? What if we said all <insert skin pigmentation class> avoid tax or bring community problems, in a consultation meeting? As per gestapo guidelines a hate speech happening would be reported to police. Hypocrisy and obscurification will not bring regeneration.

As a child pointed out, after a certain event earlier this year, you could ban a certain group of people and make the community measurably safer - especially for women and girls. Backed up by facts and statistics.

Actual evidence based community protection measures will not happen, yet it is possible to make the community better by banning from homes in said community the very students you want to attract to bring regeneration to the community.

I think it is a failure of society if we are unable to bring up children to be well balanced young adults contributing to society in more ways than being customers for a certain German discounter in an old shopping centre.

If you think landlords avoid tax and have poor housing then bring about compliance to laws.

If you want regeneration and jobs for local people then come up with a masterplan that solves the problem of demand for homes outstripping supply. If it is not achievable then tell us what the reasons are and who needs to change what.

It is pretty frustrating to go to consultation that divulges very little information and then to be informed that the community cannot change things because of central government.

### **Transport and Infrastructure**

It seems, even with a mayor, we have little control over this. You know there are problems, yet have been unable to fix let alone enforce basic safety rules like speeding, jumping red lights, and turning onto minor roads through pedestrians

crossing. Again a child observed "the police just don't care". I had no evidence to counter this position.

It would be nice to see an actual workable proposal that provides the necessary infrastructure for transport and commuting that is affordable, reliable, and has the required capacity for some wealth creating regeneration. If central government makes possible solutions impossible at least we should know what these solutions are.

I side with the child here and think all the evidence suggests you and the police just do not care.

## **Leisure Centre**

Well, I have seen far better leisure centres that cater for all the community built with EU taxes in European villages.

6000 students in a sports focused university will share a small centre with the regenerated vibrant local community.

Really?

It just shows you do not believe in the regeneration nor the size of the university.

If you did, you would have a proposal that provides the capacity and facilities for the students and the regenerated community.

If you believed your own proposals then you would have a far better set of facilities that could provide for the 6,000 students on the campus site.

The community would use these while you rebuilt the existing ones on great stone rd to provide far more and far better facilities for all the community which includes children and babies and teenagers and elderly and disabled.

You want an iconic tower on lacey st but don't want iconic leisure and sports facilities? Why? We should have the best facilities available to 21st century technology to showcase the world sandwiched between the world famous football and cricket grounds in the country that came 2nd in the olympics....

You would return the facilities that the community cannot use because somehow the high school took over the publicly bequeathed land on the gorse hill park.

You would provide all the facilities the high school needs and local primaries (which seem ignored) on the UA92 site. Perhaps under the banner of "Olympic legacy" which currently is just some resident parking scheme you cheated out of the central government olympic budget.

It would be wonderful if the community could be proud of their council's achievements.

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Having attended several of your consultation events and re-read the online information, I feel as though I now have a good overall understanding of where the project currently sits and its direction. I have included my thoughts in sections below. It is worth noting that I did fill out the survey, but I found it very inadequate and 'weighted' towards generally positive feedback. For example, I agree Stretford needs regeneration, but my answer to this was lumped in with the proposals for the choice of UA92 and student accommodation, which I don't agree with. In short, it was too

general and I think will provide a very misleading overview of the public's opinion, as the complexity of the project isn't represented in the available answers. So here is my detailed feedback, broken down into sections:

## **General**

I'd like to start with some general observations. My first one is the viability of the project. With such a large university population in Manchester and more plans for expansion by MMU, I immediately question the need for a new institution. The promotional material seems to focus on the sweeping generalisation that youth will inject life into Stretford, assuming that there isn't enough life there already! This is a worrying miscalculation on behalf of the council, as the people and life exist, flourish even, in what is one of the most neglected towns in the area. Imagine then, how they would do in a town where the council actually invested in plans that are for the community but with no immediate money back profit plan. Building great services, places and spaces that you can let the public turn into the vibrant hub the UA92 promotional material promises.

The regeneration is needed, but I personally feel that building homes, flats and more appealing areas for public space and retail (see the canal front ideas below) would be much more beneficial in the long run for the town. What you are proposing is turning our town into a student town, as the expansion won't just stop at a certain level, especially if the university does somehow manage to make some money. It's not about students being criminals or other negative press that people have been branding around, it's about the actual idea that the town will become a transient hub, a different place to live in a way that threatens the current community goals. I would like to see other ideas put forward as I don't think this is the best plan for Stretford. I would like to see this done in a way where Trafford put forward a vision for the area, something that gets investors and developers excited, not just asking them to buy the land. Trafford council would need to orchestrate the plans but it could be brilliant. Right now, I feel like we are being sold off so someone else can deal with the issue. And as far as I am aware, this is a costly project, one I think is of much higher risk that the council are actually realising. I do not think the university will succeed, so I would rather see something else done with the sites, especially near Stretford town centre and the mall itself, Lacey Street, etc.

I am very concerned about the poor service provision when development happens in this area. Right now, the bin collection is terrible, road traffic always bad and tram service getting worse each year. The extra trams should be in place BEFORE the people from any new development arrive, the same for other services.

The A56 is a terrible thing and really needs a creative solution to make it not such a toxic local eyesore. I noticed in the promotional material that there are plans to improve the air quality around the road. How will this be done when there are clear plans to remove some trees for development work? During the brainstorming sessions, there were great ideas about a living wall that stretches along the main intersection of the A56, with moss growing on the side walls or buildings nearby. I have a vision that I'd like to see pushed through for the area, to make it more appealing and a healthier place to live. I'd like to see 'Green Stretford' The idea is that the whole area is focused on a living feel, with lots of tree and plant installation



all around. It would do wonders for the air quality and general mood of the inhabitants, and it is not too expensive to do. Also, community groups would welcome the chance to tend to these areas. The small pockets of land would become little green havens that brighten the area, and for what building investment that happens, it would bring local prices up due to the appeal. Please think about this and feel free to contact me about the idea, as I really think Stretford is at a turning point to reinvent itself. Using the green Stretford idea would link in with all the parks and sports provisions in the area, too. It'd make it a healthier place to live and would encourage healthier food retail as well. Something that is greatly lacking. I'd also like to raise my concerns about the local housing. The student population will need somewhere to go, and even with new laws being in place, many residents including myself are worried about the amount of by to let landlords who will come in and create a lot of student housing. Especially in an area where housing can be hard to come by due to rising house prices. I'm sure a well explained, clear plan will set the minds at rest for the residents, as well as an outline of a quick complaints procedure for people who suspect unregistered HMO's. Nobody will want to live next to a large house of students, so please be wary of this.

One of our biggest assets for regeneration is the canal front and its access. Right now, I feel like the plans are not going to make the most of this opportunity. I'd love to see the Post Office/Lacey St site turned into standard, low rise flats (no more than 6 storeys high) with rooftop gardens (in keeping with the green Stretford idea!) and a living moss wall on the road side. Because of the appeal of the canal, I'd turn the inwards and make a courtyard with a walkthrough to a footbridge crossing the A56, dotting trees around and making retail units on the ground floor of the courtyard, facing in and towards the canal, so the flats are turned away from the road. This could be a nicely laid out public area with plenty of seating and space for events like a small market or live music. The canal would have a low rising paved area up to the courtyard and flats, with places to pull in and park bikes or walk up from the towpath. This would then be easily linked to the mall via the footbridge.

I understand that is quite a specific dream! But it is a vision I have for the area. It could be much more appealing than it is and I see the student housing plans falling short of this. The developers aren't even signed on and student housing tends to be of low quality. I also would love to see a footbridge going the other side of the canal, onto the royal canal works site. I understand that the planning for flats here was rejected, and I think it would be much nicer to have some open green space mixed with eco flats and a walkway, like a towpath, that goes past recessed retail units. These would be smaller in size and perfected suited to startups and micro businesses that are starting out. It would encourage arts and crafts, food and individual retail, making Stretford a destination for its choice and variation, as well as a nice place to spend a weekend. Also, I'd like to see a canalside bar restaurant on this side, and maybe one on the other, as there is lots of room for it and would really help bolster Stretford's food offering! They would be incredibly popular and would bring new people into the area, as well as help lift the town's image. Please make the most of the canal front! This is the kind of regeneration we need, and the council would be heralded as visionary for doing so.

## **Talbot Road campus and leisure centre**

Aside from the above reservations about the viability of the university, I don't see many issues with the Talbot Road campus. I would, however, like to see the leisure centre be built much larger in size, to account for the projected increase in residents and not just how many use the leisure centre now. Many residents don't use it because there are other better offerings. Please don't be shortsighted in your statistics and make sure you allow for the increase. If you build it, they will come! There is a high chance that I would stop using my current gym if the Talbot Road one was large enough (i.e, not always busy) and had affordable tennis courts for hire, as I currently have to travel across town to play indoors. I would like to make a request for tennis courts if several are not already in the plans.

I'd also like to see any Microsoft centre become accessible to residents. If it is a place to come and use excellent computers and printing facilities, with small business space hire and hotdesking, like you see in other forward thinking cities, that would be excellent. Right now, Stretford has a poor provision of computing and printing facilities (I have to go into Central to print and scan colour images, and use computers with enough power and software on that I use for creative work).

### **Lacey Street development**

Aside from the general observations above and the alternative ideas, here are my specific notes on the current proposals.

The environmental impact states there will be no change with all these new students. This is supposedly because there will be no parking for them and therefore they won't bring cars. This is just simply not the case! They will bring their cars and will park on nearby streets where residents currently park. How do you intend to deal with this? There needs to be parking on site for them, and a new environmental impact assessment doing because right now it is not worth the paper it is written on (and does nothing to encourage confidence in the residents of Stretford).

The traffic situation at the A56 Edge Lane junction is terrible, often queuing down Edge Lane for most of the day. This will only get worse with more people living down here. You need to show residents a plan of how you will cope with this, as all those cars kicking out fumes is really bad for the health of everyone living in the area, and you are not taking this into account.

You need to put on more trams and buses before the people arrive, as previously stated.

The cycling provision needs to be much, MUCH better in terms of safety. The changes you have made to the A56 junction are dangerous and will end up with someone getting killed. Can we please have something like that of Oxford Road? We need separation from traffic and wider cycle lanes to make it safe. Speed cameras on the A56 (as the speed limit is ignored) and better signage for cycling awareness. Also, linking up the cycle routes clearly and encouraging cycling over the car would go hand in hand with the green Stretford idea, which I am still pushing!

Finally, I'd like to suggest that the choice of student accommodation on Lacey Street would be better suited to nearer the campus. Keep Lacey Street for residential and

the attractive canal front area as outlined above. And anything that is built there must not be too high, no more than 6 storeys. We need to keep the area low rise to not take away from the Public Hall and Essoldo.

## **Essoldo**

The plans for the Essoldo are very vague at the moment. I look forward to it being put back into use as it is a bit of an embarrassment that a listed building can be left as a shell for so many years. The use, however, needs to make the most of the canal front as with the Lacey Street site, and with a good solid purpose. Personally, I'd love to see the site used as a theatre / cinema, like HOME in town, with a cafe bar opening up onto the canal on the lower level and an interesting small bookshop/gift shop attaching to the ticket office. The theatre could host local as well as larger national and international plays, hopefully putting Stretford on the map as a forward thinking, eco/green town with 'arts at it's heart', giving the area a distinctive stamp and identity. The theatre could then double up as a comfy, top end cinema like the retro classic style cinema in Stockport and elsewhere in the country. Big wide comfy seats, a drinks table and good food at the bar. Focus on showing thought-provoking films from past and present, as well as popular family films and ones of local interest. This would offer something different to the mainstream offering of the Trafford centre (the reason for the demise of the area, in my opinion). Also, this focus on individuality would make Stretford prosper in the retail section too, as commercial mainstream shops should not be the mainstay of the area, as people can get that anywhere. Encouraging small, independent and original retail outlets would have a knock-on effect for the area (and pull in Chorlton traffic, yet Stretford can be more 'edgy' as it is the new kid on the block).

I'd like to know when the CPO will happen and to see clear information about its progress from the council. Also, the option of turning the Essoldo into a library would be good, but I personally think it would be better as an entertainment and mixed-use bar/restaurant venue, where good internet access and a bookshop will encourage a wider range of people and better returns for the area. It also lends itself to an ever-evolving programme of interest for the local area, something that residents will be happy with and able to have a say in.

## **Turn Moss**

In principle, I am happy with the partial development of this area, as long as public use is maintained and it is never sold off to private owners. I'd like to see the newly proposed pitches for Salford FC available to the public and easy to book at good rates. I'd also like to see more than one 4G pitch, maybe two, as the demand will be there for them. The use of floodlighting needs to be sensitively employed so as not to affect the local residents with light pollution, too. Access needs to be heavily considered. How do you propose people access the site? Most will use cars, even if you don't think they will. There needs to be parking and the turn lane will possibly need traffic lights or something, which isn't really practical, as that area is already very congested. Something needs to be done about a viable solution. I'd also like to see the trail around the field made into something that encourages local fitness. Maybe it tells you how far you've covered per lap, and it has outdoor

gym/workout pieces dotted along, to build a full workout. So pull up bars, dip bars, etc. Nothing overly complicated is needed, but something that encourages well-rounded fitness and gets locals thinking, so it will need to be well thought out. Again, I have ideas about this myself as this is something I am interested in (and I just saw a great example near Byron Bay in Australia and heard of one in Edinburgh, too). Finally, to encourage cycling to and from the venue, I'd like to see good bike storage solutions near the proposed cafe and safe cycle entrance and exiting to rejoin the road, as it is a very dangerous place to turn right now.

## **New library**

As stated above, the current library provides a limited and dated breadth of services. It could do with a facelift internally, better computing, scanning and printing services and much better study and workspaces, as well as high speed internet access. This would make it a very appealing and modern place to visit. Ideally, I would like to see small, hireable spaces for local groups to meet and discuss, encouraging continued learning and group working. The study spaces should be fitted with quality personal desk spaces with good lighting, electrical access and chairs. If the area is well designed, it could become one of the proudest parts of the community.

The above plans consider that the library stays in the same building with a refit and facelift, or is moved to a new building. As I have mentioned, I don't believe the Essoldo is the perfect choice for this but I think it could be an excellent space if done correctly. But if it were to go here, the space could be very well fitted out, which would be appealing for the users. It cannot be just a university library though, as this would provide problems with access for locals (if you have visited a university library and tried to get a seat at a computer or find a study space, it is very tricky!) The idea of mixed use for community and students is something that I have problems with, as something like a student entertainment venue could be open to the public but will not 'gel' with them in practice, as the age gap and general differences in groups will not make it a welcoming place for locals. This is why I think a theatre/cinema with cafe bar on the ground floor, opening to the canal, would be perfect for the venue. Therefore, I would keep the library where it is or ideally find a new, larger venue to build something for the future.

Those are my notes and feedback on the plans. There are many many questions to be answered and I would like to think that Trafford Council will be transparent and clear with every step of the way. I personally would like to see a single source of information like you have on your website now, but for a news/blog set up, so people can read historically what is going on, as well as see the links to the current reference material. This would give much of the open transparency that is needed to satisfy the locals that you really want to work with us on this, because I believe you do!

Thank you for reading my feedback and taking it into consideration. I have drawings and ideas in my sketchbook right now for the canal areas, just things I've doodled! I realise not everything may be possible, but I feel that it is important to aim high and dream big with once in a lifetime opportunities for an area like this. Feel free to contact me for any further information. I look forward to seeing more

information and hopefully alternatives and compromises to the revised masterplan.

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Friends of Longford Park (FOLP): formal response to the UA92 proposals  
Submitted to the consultation at [stretfordmasterplan@trafford.gov.uk](mailto:stretfordmasterplan@trafford.gov.uk)

## **Introduction**

While we welcome the idea of investment in Stretford, we object both to the proposal to refresh the Stretford Masterplan, just 3 years after it was adopted, and to a consultation process that is centred on that revision. Consultation should have been made on an actual planning application for the UA92 proposal (and similarly for the Turn Moss proposals, which seem to have very linkage to UA92) - which would then have provided the level of detail on which we could make informed comment.

We note that the plans are a significant departure from the Stretford Masterplan (formally adopted in 2014) and now there appears to be an effort to rush them through with inadequate consultation and consideration of the Park and its designation as a conservation area.

## **General environmental considerations**

We note that no environmental impact study has been undertaken. We insist that this is completed as part of the revised Masterplan implementation plan.

We would suggest that natural planting is introduced to the local areas. We recommend, where possible, to use planters and innovative planting methods (e.g. living walls) to minimise the environmental and aesthetic impact of any new buildings.

We encourage Trafford Council (TC) to keep all current green spaces and commit to introducing more open and publicly accessible green space, and to spend more on existing green spaces, as part of the Masterplan. We would recommend they work with us and support our colleagues at Stretford in Bloom as well as City of Trees and other experts in the specific field.

We would like the Stretford Masterplan to acknowledge their Asset Based Community Development (ABCD) principles and approach and use this as the underlying principle of investing in current assets (place, physical and people) rather than proposing competing ones.

## **Stretford Town Centre: concerns and suggestions**

There is a chance to do something different in Stretford, and we feel the Masterplan lacks any imagination or innovation.

We are concerned about health, nature and biodiversity, and the current plans for the movement and impact of additional students, and this is highlighted by the proposed aim to build sports facilities at Turn Moss.

The Masterplan mentions the 'Green Route'. We wish to have further clarification of the use of this terminology and the intentions of TC to implement 'a green route'. To encourage more active travel, we would welcome the introduction of protected, continuous footpaths and cycle ways throughout the Town Centre and between open green spaces and parks (Victoria / Longford / Turn Moss / Gorse Hill).

We request that the Green Route takes advantage of light traffic and off road routes from the proposed Student village on Lacy Street. We suggest that this Green Route should encourage students to walk or cycle along Edge Lane, through Longford Park, across the Quadrant along Kings Road to access UA92 via Warwick Road. We believe that this route should have protected cycle ways with increased width and continuous paths.

### **Lacy Street: concerns and suggestions**

The FOLP committee's view is in line with many others, that the proposed campus as envisaged is too large – both in terms of its physical dimensions, and the number of students that it will accommodate. For the proposal as it stands, our objections are as follows:

1. Noise – future residents would live very close to a very heavily trafficked trunk road with noise created around the clock.
2. Air pollution – future residents would live very close to the heavily trafficked trunk road at a point where there is a major junction, with high volumes of standing vehicles giving off toxic emissions. The environment for future residents would therefore be most unsatisfactory in terms of its health impact. With this in mind, together with the government's agenda in relation to air pollution and public health, it is strongly suggested that the views of the Environmental Health Officer must be sought at this stage.
3. Lack of need – we believe that the proposed location for a "student village" is inappropriate for the following reasons: It would be located too far from the proposed university campus, too far from the city centre where the nightlife is concentrated, and it is not within an area which is popular with students.
4. Whilst it is accepted that there are existing uses within the development area, and that students' car ownership can be limited by the terms of their lease, nevertheless with some 1700 occupants proposed, this would involve much facilities management and, more importantly, large numbers of visitors, who possibly will stay overnight. Hence, traffic generation is likely to be quite high, and given the limited access this could lead to vehicles making unauthorised U-turns at the nearby traffic lights, to the detriment of highway safety. For this reason, it is considered that the Highway Agency must be consulted at this stage.
5. In view of doubts regarding this location in terms of its attractiveness to students, it is possible that some of the proposed accommodation may be occupied by non-students in the future. Again this may lead to an additional car parking requirement.
6. It is understood that the drawing of the proposed accommodation within the draft amended Masterplan is for illustrative purposes only. However, we must express our concerns regarding the height of any proposed buildings and the impact of this on the skyline of the surrounding area.

7. The proposed development is intended to assist in providing further potential customers for the Stretford Mall opposite. However, we take the view that students would more likely go to established places of entertainment in the city centre, and therefore any positive footfall impact would be very limited.

To minimise the height impact we suggest that accommodation is dispersed across other sites not only in Stretford Town Centre but more widely – e.g. Gorse Hill and Old Trafford. In Stretford Town Centre, Arndale House should be considered as student accommodation, or the area which the Mall’s owners plan to demolish. Another idea might be to consider accommodation on the rear of the Essoldo site, encompassing the row of shops and flats on the front of Edge Lane. This would create new retail space along Edge Lane, as well as canal-fronted accommodation.

Using the available space on Lacy Street and moving the current block of accommodation from the canal edge to the small business park and the probation office site would free up the entire length of the canal bank for open access – creating an attractive area (on the same lines followed at Sale Waterside).

### **Turn Moss: concerns and suggestions**

We agree that the current amenities are in desperate need of upgrading. But there should be no additional buildings or car parking facilities on Turn Moss to further the interests of a football club from Salford, which would infringe upon the green belt space. Moreover, this club is clearly ambitious, having turned fully professional a few months ago, and is likely to have increased requirements in the future.

Turn Moss fields at present is an important area for walkers, dog walkers, nature lovers, wildlife, etc. Furthermore, we oppose the erection of any fencing on green belt land which cannot be regarded as an improvement of the area, or of benefit to local people. The National Planning Policy Framework (NPPF) states, “The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

We therefore strongly object to the fencing-off of the proposed 3 pitches (an area where there is an existing right of way) and involving the removal of a tree line that is a wildlife corridor, for the benefit of Salford City FC. Moreover, we do not believe that one metre high fencing would satisfy the football club in the long term.

We strongly object to the (fenced) 4G pitch as a breach of green belt policy – and also to the fact there is no proposal to invest in other Turn Moss sports pitches – i.e. those used by the community.

How is TC able to invest in new fenced-off pitches – which will require expensive drainage work – when it currently struggles to maintain its green spaces throughout the borough to an acceptable standard? Salford City FC is a professional football club, with multi-millionaire owners. With their financial resources, they are capable of buying and funding a training facility – but this should not be on green belt land.

We oppose the development of a cafe on Turn Moss, which would require building work to be undertaken on green belt space. The NPPF indicates that a local planning authority should regard the construction of new buildings as inappropriate on Green Belt land, and therefore by definition harmful to it. Moreover, this would undermine the success of our existing cafe in Longford Park. Indeed, the cafe at Sale Water Park struggles to survive in the winter, so a cafe at Turn Moss would have very little passing trade, due to its location, and would be unlikely to succeed. As at present, a mobile catering van could supply hot drinks to footballers and spectators, and this does not impact on either cafe.

We would propose that TC builds upon its Asset Based Community Development approach and invest in current community assets rather than proposing to develop new competing ones.

We believe that not all sport provision should be located in one place on Turn Moss. Therefore, maximising and improving current assets elsewhere would be beneficial – e.g. the football pitches currently located in Longford Park.

We wish to see the Trim Trail in Longford Park re-established rather than, as proposed, a new one built around Turn Moss, which would almost certainly adversely impact on nature and biodiversity in that location.

There is no proposal to manage the inevitable increase in traffic – the access road isn't wide enough, and the car park is inadequate (but parking space should not be expanded). Moreover, the Edge Lane / Turn Moss Road junction is already an Air Quality Monitor Zone (pollution hotspot).

### **Longford Park as part of the Masterplan developments**

We request that green spaces and in particular Longford Park plays a greater role within the Masterplan. Currently the sections on the parks in general are light in their approach and we would welcome greater emphasis on investing in current green spaces to enable them to cope with additional demand, and the role our beautiful park can play in delivering active travel and outdoor activities for local people as well as students.

This would mean improved facilities – e.g. in both children's play areas, the tennis and basketball courts, and the football pitches, all of which could do with a complete renovation, and which should feature in the Masterplan as in need of further investment. The investment into play areas should also consider the surfaces within the play areas and apply an all year round solution. Not only should the Trim Trail be restored, there should also be a signposted formal Health Walk Route. This could start at the Edge Lane entrance or the notice board near the café, and be linked to the Trim Trail / outdoor fitness gym.

With regard to the tennis/basketball courts specifically, we would want all courts to remain free to use – to avoid deterring youngsters and casual park users enjoying a game of tennis, as they have done for years – with a maximum of 50% to be booked



online (as currently is the case). We would wish to review this online booking system to measure its impact on usage.

We think it is relevant to mention in this response that if limited student accommodation were to be built on Lacy Street (hopefully no more than 1/3<sup>rd</sup> of the size suggested) we would expect, due to the increased footfall in Longford Park by students, an upgrade in certain areas of the park – specifically, sporting facilities such as: tennis courts, basketball pitches and the creation of table tennis area, outdoor fitness gym, and pump (BMX) track.

There has been a drop in funding over a number of years by TC for the maintenance and upkeep of Longford Park. We look to TC to make good its recent promises to invest more in the park, regardless of whether the UA92 or the Heritage Lottery Fund proposals go ahead. The demography of Stretford is changing significantly, and those moving to the area will be adding to the demands for improved facilities.

### **Car Parking:**

The Ryebank Road car park should be resurfaced and primarily preserved for Longford Park users. However, we acknowledge that some Turn Moss footballers currently park here for convenience.

We are aware that when events at the Longford Athletics Stadium take place, the capacity of the car park is soon reached. However, we do not support increasing the size of the existing car park. Specifically, there should be no change in the size of the existing park to fulfil car parking requirements for a venture (Salford City FC training pitches) which is of no benefit to the residents of Stretford.

To facilitate better access from Turn Moss into the park, we would also like to see the entrance at the Edge Lane/Turn Moss Road redeveloped and the path leading to the tennis courts laid, currently this entrance is wholly inadequate for elderly or disabled access into the park.

We hope that you will give careful consideration to our proposals and criticisms, as we have taken time and trouble in formulating them.

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Submission to Trafford Borough Council re The refreshed Stretford Master Plan.  
I am using the online council survey where residents are asked to answer as series of questions as the base for the submission.

*1. In what capacity are you responding to this survey?*

As an elected member of Trafford Council.

*The Stretford Refreshed Masterplan is a once in a generation opportunity for us to work together to revitalize the local area. We want everyone to have their say on Stretford and these proposals to ensure they best reflect the needs and aspirations of the whole community.*

*I agree.*

*2. Do you agree with the objective that Stretford is in need of revitalizing, regenerating and investing in?*

Yes – something needs to change

3. Please choose from the following statements the one which most closely reflects your view:

*I am supportive of the majority of the proposals but I have one or more concerns.*

Around the consultation there have been meetings but not enough. Myself and Cllr Judith Lloyd organized a meeting for the residents of Longford and Gorse Hill wards but we were not able to focus on particular issues to those areas because people came with genuine concerns about the whole scheme.

The reality for Stretford is getting investment for new buildings, leisure facilities and infrastructure is difficult. We all want smart modern buildings and houses for people to live. I was at a planning meeting recently and developers of new housing are supposed to supply social housing with their new build applications. A developer was in danger of having his Stretford application refused because there was no social housing attached to it. At the last minute they changed their mind and decided they could supply some social housing and the application was approved. A stark reality is if we don't take on the Refreshed Master and work with it for the benefit of the whole of Stretford we may not get the opportunity again. I don't like being in that situation but that is where we are.

4. In terms of the proposals for developing the town centre, please indicate which statement most closely reflects your opinion:

I agree with the overall proposals but have some suggestions/ideas I would like to share

The Town Centre at the moment is Stretford Mall. A shopping centre can't be the town centre. It needs to stretch from the Metro Link station, Essoldo, Public Hall, Victoria Park, Library, Chapel lane, Lacy St and the canal. Those areas need particular/ special treatment to make them the Town Centre to make them stand out and be recognizable.

5. In terms of the proposals to launch UA92 in Trafford (in 2019) and in partnership with Lancaster University and Microsoft:

I agree with the overall idea of UA92 but have some suggestions/concerns about the impact on Trafford

The whole process has been rushed. After the consultation the Master Plan has to be approved by the council in the middle of January. Why is it so rushed; because the council are frightened of losing the opportunity. It can't be right that people who want to attend a meeting can't go because it's fully booked already. There should have been more opportunities for people to consult. A large cardboard notice board stood in Stretford Mall on its own most of the time. Is not consulting with residents.

There is concern from many people in the community about the integrity of the proposals. That the UA 92 group are about making a profit at the expense of Stretford. "Shouldn't UA 92 be taking on the difficulties with the proposals". "That the council has invested so much time and energy into the process already they can only approve it as the Refreshed

The partnership with Lancaster University and Microsoft is exciting but large organizations in the area sometimes see themselves as apart from the local community instead being a part of it.

There needs to be ongoing community involvement in the process for the years to come and not just from councilors but members of the public. One the other hand using Turn Moss as an example; there is no money in the council to spend at Turn Moss to improve the football pitches. The facilities there are poor at present and not fit for use. Out of the UA 92 proposal these facilities would be brought up to standard. That benefits our community.

6. *In terms of redeveloping the former Kellogg's site on Talbot Road as UA92 University Campus buildings:*

*I agree with the overall idea of UA92 but have some suggestions/concerns about the impact on the local area*

Residents have asked is there a specific need for the 2 football pitches and hotel on the campus site. Could facilities elsewhere in Stretford be used for this? If we are about regeneration surely we should be protecting the facilities we already have. Would a new hotel will harm business for those we already have; the football pitches elsewhere in Stretford or at Turn Moss could be used instead.

Residents have come to me to say they are worried about the Talbot road corridor to the proposed campus becoming a bed sit land for students. Those residents are worried about house prices and anti-social behavior (students are vulnerable). That's reasonable; those residents will be physically closer to the University than anyone else. They should be having literature from the council coming through their doors explaining what is happening specific to them such as the council having a HMO (house of multiple occupation) consultation. Proposing to limit the number of HMO's in a particular location. A concentration of HMO's could cause difficulty. Revitalizing Stretford is not about the area becoming "student land".

Because of number of students there will be Increase A56 congestion. Longford and Gorse Hill ward residents already have football matches congestion to endure causing more inconvenience. There are currently problems with day time parking of visitors in the Gorse Crescent/Gorse Lane area. The new campus should not create more parking problems for residents.

7. *In terms of the proposals for the Essoldo building please indicate which statement most closely reflects your views:*

*I am supportive of this proposal on the basis that facilities are open to both students and the general public.*

The Essoldo needs to be open for business for everyone. I would have a thought small businesses could operate from there in the same way as at the Public Hall. There has been planning permission for a restaurant on the site in the past, could this proposal be re-erected? There use of the building by both students and general public needs to be managed properly and not one group dominating.

8. *In terms of the proposals for the accommodation on Lacy Street site please indicate which statement most closely reflects your views:*

*I am a resident/business close to the Lacy Street and have some specific concerns about the accommodation proposals*

Residents tell me providing student accommodation and regenerating Stretford Town Centre are two different things. They appreciate the logic of "killing two birds with 1 stone" but they could/should be treated separately. There is space within Stretford mall to provide student accommodation. There are large vacant plots around

Stretford that could be utilized instead, B & Q, Arkady and Actaris. There is a debate to be had around the students being the catalyst to regenerate the town centre. Residents have approached me to say they are concerned about the height of tallest building on the Lacy St car park. That it cannot be an eyesore similar to some aspects of the Mall and the design needs to be of the highest standard. They are concerned about the displacement of parked cars; the Mall car park is not so convenient. Where will all those cars that park during the day move to? The relationship of the site to Lacy Street and its residents is important. The new buildings/site must be reasonably accessible for everyone.

9. In terms of the general proposals for the Lacy Street site – including mixed commercial space, a large landscaped area and improved access to the water - please indicate which statement most closely reflects your views:

I am supportive of the suggested proposals at the Lacy Street site

10. In terms of the proposals for a new leisure centre, please indicate which statement most closely reflects your views:

I am supportive of this proposal but have some specific suggestions on the facilities that should be offered

The user groups at Stretford sports centre need to be sure they can be accommodated at the new facility. Bus routes not the same for Talbot road. Need to consult with users. It's been open so many years and been used for so many years people are in a routine with that service./ school children being able to use the new facility, can we consult with the schools. The new leisure centre will be managed by Trafford Housing Trust. We need to ensure this facility is maintained properly over the coming years; this has not been the case with Stretford sports centre.

The news that the George Carnal centre is closing makes residents wonder how we can be encouraging people to stay healthy through exercise yet we are closing facilities expecting those that remain to accommodate everyone. What will happen with the old Stretford leisure centre site? It's reasonable for the people in that area to ask the question and unfair if there is a development that disadvantages those people. Is it little wonder people are suspicious.

11. In terms of the proposals for Turn Moss, please indicate which statement most closely reflects your views:

I am supportive of this proposal on the basis that there is full access to the public

12. In terms of the proposals for improving public spaces please indicate which statement most closely reflects your view:

I am supportive of the above proposals around improving public spaces

13. In terms of the proposals for making improvements to the A56, please indicate which statement most closely reflects your view:

I agree with the overall proposals but have some suggestions/concerns that I would like to share

Traffic pollution is a problem and needs addressing. Public transport needs to be able to accommodate the new students and current residents traveling to the

campus along the Talbot Road corridor. The areas of trees currently located both sides on A56 need to be protected, enhanced and added to; they remove pollution and are essential to that street scene.

There seems to be an attitude around that “traffic on the A56 inevitably will get busier and that we just have to live with it”. Many residents have approached me to say they are worried about the levels of traffic and consequent pollution. We need to genuinely investigate what can be done to reduce the level of traffic re A56. Walking along the A56 to work/school in the morning rush hour is unhealthy, you can taste the pollution in the air; shouldn't we be tackling an issue that is such an obvious danger to health.

*14. What do you suggest should be the Top Three key areas of priority or focus regarding the Masterplan:*

*Bringing new investment into the area*

*Developing the evening/nightlife economy*

*Ensuring that services and amenities are able to accommodate the new student population*

*15. Do you have any comments on any of the other development sites referred to in the full Refreshed Masterplan document? (for example the Royal Canal Works site, Manor Farm Industrial Estate etc. More details can be found in the Masterplan pages 37-44)*

Residents have approached me to say they are worried about any development on the Manor farm Industrial Estate. Simply there are many businesses there employing a great many people; we would lose these jobs with any development

The Royal canal works planning application was approved last Thursday 14<sup>th</sup> December. I was very disappointed with that whole process. To see that the application was recommended for refusal by officers because of the lack of affordable housing within; just a couple of days before coming to committee the developer decided they could accommodate 10% of social housing on the site and the recommendation was changed to approve. A business decision no doubt on behalf of the developer.

If we read in the Trafford Council produced Master Plan about proposals for new development we would expect those new developments to come from people who are interested in improving Stretford for everyone and not thinking about profit for themselves.

*16. Do you have any other comments on challenges or opportunities we might have missed that can be included in the Refreshed Masterplan to help ensure it meets the needs and aspirations of the whole community?*

The residents of Stretford are realistic: they know the difficulties the council faces because of a lack of proper funding from central government. But they will be living in this area for years to come while the students will only be here during their course times. All these changes to accommodate the students should not harm the interests of the residents. Street cleaning, public transport, air pollution traffic congestion, parking and lack of GP's services may not be “strategic issues” for the council but they are issues for residents. We should see a marked improvement in these areas alongside the Refreshed Master Plan.

Salford City training complex & the fencing off Stretford greenbelt for private use should not happen on Turn Moss. Salford council should be funding this not Trafford Council.

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This is very disappointing. The existing Masterplan is not a Development Plan Document and does not need “refreshing”. The current draft is a rather clumsy attempt to justify the Council turning into a commercial property developer, by artificially linking development sites at Kelloggs and Turn Moss with the Town Centre. There is no coherent strategy whatsoever. It gives the appearance of a random set of poorly thought out proposals.

I am concerned that the draft plan consistently uses the word “will” to support its proposals, when there is no guarantee that the outcomes would be as stated, or indeed that alternative proposals would not, in fact, produce more benefits. Use of the word “might” to replace all of the “wills” would, therefore, be more appropriate. You have not given us enough concrete evidence on any of the major proposals, for the community to feel that they have been adequately consulted. The UA92 proposals are vague, and the role of Lancaster University questionable – at the final consultation meeting the University rep indicated that many of the key issues (including curriculum) have yet to be finalised. This is no basis for rational decision-making.

There are so many unclear, misleading, or incorrect statements in the draft Masterplan, that it cannot be considered fit for purpose without a radical re-writing. For example, part of the justification for the Council support for UA92 includes reference to universities as primarily non-profit making organisations. However, UA92 would be a private organisation and the supposed benefits would not apply when its primary goal would be to make a profit. In addition, I have no idea what the Trafford Vision 2031 is? Has this gone through any consultations? What is its status? Finally, how can the kelloggs site be considered a “campus” when most of the buildings on it have no direct relationship with the proposed University. There are so many inconsistencies and meaningless statements that it is difficult to make any sensible comment.

However, the following are my comments on the proposals as submitted and the consultation process as followed. I have attempted to make some sense of what is now before us. They are based upon whatever information has been gleaned since the beginning of the consultation period and include details that have only recently come to light. Clearly, they cannot include responses to information that has yet to be revealed and which may change many elements still further.

- I find the current haste in the process of unnecessarily refreshing the Stretford Masterplan to be unacceptable. The results of the online and paper surveys will be unreliable and of no use in assessing public opinion due to the incremental disclosure of vital information throughout the process. For this reason, I believe that the consultation period should be extended and the survey undertaken again.
- I consider the lack of information about the proposed University and the background analysis, together with the vague generalisations surrounding its relationship with Lancaster University disturbing. It would appear that the University concept is

evolving around a cult of personality, and not around either the location of Stretford or of any reasonable prospect of success.

- As a result of the above, I have significant doubts as to the viability of the proposed University, particularly in view of the existing competition, in a very specialised and restricted academic field, from established University Colleges and Universities in Manchester. This raises severe concerns about the role of the Council in risking public money by borrowing to invest in a highly speculative and poorly thought out scheme.
- The supposed University Campus is itself poorly thought out, to the extent that it is not a campus but a random collection of speculative developments with no educational focus other than the teaching building itself.
- I have a moderate degree of support for the proposed new leisure centre, but only on the basis the Centre will be able to provide satisfactorily for existing demand, together with projected growth in local demand, overspill demand from the closure of George Carnall Centre, demand based on attraction of new clients gained from the private sector, and increased demand due to the influx of students. If it is to go ahead on a site adjacent to the UA92 building, then the University should provide some financial backing of its own.
- The proposal for student accommodation at Lacy Street is totally unacceptable, both in scale and substance. There is insufficient analysis of alternative schemes to be able to determine whether they could provide equivalent or even enhanced benefits to Stretford Centre. The site should be developed for housing for local people which would be permanent, regenerative, and more likely to strengthen the community.
- I would contend that if the University were to go ahead, which has to be debatable given the lack of thought that appears to have gone into it, that some student accommodation could potentially be provided in the centre of Stretford, most sensibly by way of conversion of Arndale House and/or utilisation of the some of the site freed up by demolition of part of the Mall.
- I find it deplorable that no consideration has been given to the role of the Bridgewater Canal in the regeneration of the Town Centre. There are current developments or proposals for residential blocks along both sides of the canal and the Lacy Street site should be used as the last chance to secure a public open space with leisure and bar/café activities, as is so successful at Sale Waterside. The only mention of the canal is in relationship to access, which appears to be a new access to the towpath behind the Essoldo, and another through the proposed student village. This does not represent a bold vision for Stretford.
- I commend the suggested use of the Essoldo for community use. I accept that there is a need to attract commercial viable uses and would consider the use for a food and drink/market area, together with an Arts Cinema, Craft market and workshops, and other leisure facilities aimed at young people, to be the best option.
- If the Council truly desires to develop a vision aimed at solving the problems of the A56 corridor through Stretford Town Centre once and for all, then it must immediately start the process of assessing the costs and benefits of putting the A56 in tunnel between the M60 and the Bridgewater Canal crossing. This is the only way to unite the Town Centre, provide a safe and healthy environment, maximise the potential of the Mall and its external environment, and create development and public realm opportunities on the additional land created at ground level.
- The proposals at Turn Moss are unacceptable on a number of levels, including conflict with National and Locally adopted planning policies; loss of important urban-fringe

countryside; visual and functional damage to an area of high landscape, informal recreational, and biodiversity value; increased traffic and parking problems; and wasteful competition with facilities already available in the Longford Park Conservation Area.

In conclusion, I am unable to support the proposed “refreshed” Masterplan for the following reasons:

- There is no need for a refreshed Masterplan
- The consultation period has been rushed, too short and based on seriously incomplete, inaccurate and potentially misleading information.
- There have been no alternative scenarios provided and I am convinced that many such scenarios, including potentially more effective proposals must, of necessity exist.
- The proposals have been very inadequately thought out leading to poor strategic decisions on balance, type, scale and locations of proposed uses.
- There is still insufficient information available to enable a rational decision on what are in effect major proposals affecting Stretford
- The rationale for the supposed extension of the Plan area to include the Kelloggs site and Turn Moss is based on false logic and lack of any reasonable factual evidence.
- There are many contradictions, unrealistic assumptions, over-generalised assertions, factual errors, statistical miscalculations and unsupported evidence within the Masterplan document and supporting documents, including the Economic Impact Assessment. It is impossible to make important decisions on this basis.

The case for the proposed University is extremely thin, and worryingly short on necessary detail and background analysis. I would, therefore, offer the following suggestions for a more rational approach to the whole UA92 and Stretford Town Centre scenario, in the unlikely event that the proposal demonstrates the possibility of viability, and in the hope that it might, on this basis, enable the Council to cover its borrowing costs by virtue of using a coherent strategy.

Firstly, the proposal should be called University College Stretford, in order to bring the maximum value to the community in which it is based.

Secondly, The University Campus should be designed as a campus to include a teaching building; the minimum necessary associated offices; a much enlarged Sports and Leisure Centre (part-funded by the University); high-density student accommodation; a learning resource centre; a student union or similar; car parking; limited retail. This would maximise its credibility and ability to deliver a meaningful curriculum to a standard expected by a validating University, and create a vibrant campus environment.

Thirdly, since the Lacy Street car park is owned by the Council and currently brings in no income, there can be no reason why the site should not be profitably and more usefully developed for the purposes outlined in the existing Masterplan. Stretford, as with other areas in Trafford and more widely, is in urgent need of housing, and especially affordable housing. Given the recent commitment by the Prime Minister to support the provision of more affordable housing and social housing, we believe the Lacy Street site should be developed for high density private and social housing, including affordable housing, and not as student accommodation. A high value use of this nature would also enable the



development to include the GPO and Atlas Bathrooms sites, creating an opportunity to maximise the potential of the Bridgewater Canal to provide the setting for a meaningful open space/leisure/bar-café area for the local community.

Fourthly, the proposed demolition of part of the Mall would create an opportunity for the provision of limited student accommodation in Arndale House as well as perhaps within any new development that takes place on the demolished area. Limited student accommodation – as opposed to massive and intrusive blocks of such accommodation – would enable suitable integration of students with the wider community, and would add some of the supposed spending benefits of students to the spending power of the permanent community located on Lacy Street.

Fifthly, the A56 should be placed in a tunnel. No meaningful regeneration of the Town Centre can happen with the minimal incremental programmes suggested so far by the Council. The full benefits of regeneration will only be felt when the two sides of Stretford are brought closer together by the replacement of the existing divisive and highly polluting six-lane highway with a small local distributor road. We believe that a bold vision and desire to access available funding relating to air pollution improvement schemes and the Northern Powerhouse etc would be successful and would reap dividends.

Sixthly, since it would appear that the local community can be expected to function successfully with the number of existing sports pitches available at Turn Moss (on the basis that the pitches created by Salford City FC would not be available for public use anyway) we believe that there is no planning purpose satisfied (or indeed Stretford Masterplan purpose) by the proposal as it stands. If the University needs playing fields it could use the existing pitches, which are not used significantly mid-week, and could provide funding for their improvement, along with funding for basic improvements to the existing changing facilities. That way the Council and the local community would gain some benefit from the existence of the University, who would benefit in turn by not having to create and provide its own facilities from scratch.

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I refer to your recent communication concerning the town centre masterplan & my comments & concerns are as follows:-

1. I have no objections to the creation of an academy within the former Kellogg building on Talbot Road & for the inclusion of a new sports centre to replace the one currently in Great Stone Road. This must be available for use by the public at all times.
2. Referring to the centre of Stretford, my thoughts & concerns are as follows:-
  - A. No thought or consideration had been shown towards the local community as proposals indicate the building of a tower block for student accommodation on the Lacey Street car park. We don't need a tower block for student accommodation on this site. Where are people who use the Metrolink going to park? I will tell you all over the district and Longford ward, no acceptable. It is bad enough hold but it will become 100 times worse, and students have cars. The parking at the

adjacent boatyard vacant for a long time is still not designated for that purpose.

- B. Mention has also been made about opening an aspect to the Bridgewater Canal from Lacy Street with this proposal. Everybody will suffer due to the loss of the Royal Mail sorting & delivery office. Where will it go? Bottom end of Old Trafford, not very accessible if you don't have your own transport. Also the Royal Mail delivery people will have to park their trolleys a lot farther than they do now. Come on, think again.
- C. The Longford/Essoldo site needs something doing to it, but a student hub, what that a large pub. It seems strange that over many years, questions have been asked about this site and we have been told nothing can be done? But all of a sudden a Compulsory Purchase Order is available! The shops adjacent to this site are also in need of refurbishment to improve the out cook on Edge Lane
- D. If you must provide student accommodation, what is wrong with using the old B&Q site in Great Stone road, It is close to the ex-Kellogg building on Talbot Road on there is space for car parking on site without disturbance to anyone. The vacant site left by the removal of the current sports centre could also be used for student accommodation.
- E. The former PC world building on Chester Road looks as though this could be used for a Lidl store. Why? The site could be used for housing as currently there is housing on three sides of it. I would have thought another retail outlet could have found accommodation on the White City retail park.

I would welcome your comments on this.

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I am in favour of any improvements and developments, especially in my own town and district.

However, when I received your correspondence, some of the planning had already commenced. Both our mall and the market square were thriving concerns, yet somehow the owners have been indifferent to the departure of many high-profile companies. I could expand my belated and now obsolete comments on that.

If I continued with my opinions on the other planned projects, it would become a novella! I will be 80 on Halloween and I am still a prolific writer and poet (my poem about the mall was published in the Advertiser). My observations about student areas would become a tome as would other correspondence about the developments.

In my view, the human aspect is vitally important. Three periods in Stretford and I have encountered an increasing number of aggressive alcoholics, feral and indifferent and foul-mouthed behaviour, drug dealers, wastrels, even a fatal shooting, ignorant noisy neighbours, loud music, door-slamming, late nights etc. I am NOT claiming perfection but have NEVER wittingly disturbed my neighbours. Don't you

agree that people make a neighbourhood and that the problem should be a major part of the surrounding ethos?

Already I have curtailed many subjects/opinions as I write, far from being an old fogie I sincerely hope we can advance to an elderly society of caring residents. Let's consider ALL future aspects – for Stretford and Britain – and return to the friendly, educated, hard-working patriotic people we once were.

Yours Sincerely,

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I refer to the Trafford Council Draft Stretford Refreshed Masterplan which is currently undergoing a public consultation and engagement process.

As a Stretford resident of 65 years, I must strongly object to the proposal to locate up to 1700 students on the Lacy Street site. Firstly this proposal completely contradicts the 2014 Stretford Town Centre Masterplan and subsequent Stretford Action plan (2016/2017) which identified this site for a mixed use development consisting of:

- Residential development of c7S units
- Restaurant/café/bar fronting onto the Bridgewater Canal
- Four storey budget hotel with ground floor food operator
- Associated car parking.

The first objective MO1 set out in the original Masterplan was to "Bring forward a sustainable development that realizes the full potential of Stretford Town Centre and the surrounding area"

The siting of large scale student accommodation in this location will not assist in the regeneration of Stretford Town Centre but will in fact be detrimental to that aspiration.

From a sustainability viewpoint, the student accommodation proposal does not meet any of the key sustainability criteria to be met:

## **ENVIRONMENTAL IMPACT**

The siting of up to 1700 students approximately 2km from the Kellogg's Education Campus will generate massive pressure on existing transport infrastructure. The Metrolink system is already running at capacity at peak times and will not cope with the increase in numbers. Those students running cars will place additional pressure on the overstretched highway network and contribute to worsening congestion and air quality - in contravention of Objective MO11 namely "to address poor air quality and congestion along the A56". Car parking will also become a major problem around the Lacy Street area. The sensible solution is to locate the students at or adjacent to the Kellogg's site thus avoiding these issues.

## **SOCIAL IMPACT**

Evidence from other areas of dense student accommodation would indicate an increase in crime and general antisocial behaviour - in contravention of Objective MO14 "to create a safe and secure town centre where crime and antisocial behaviour is actively discouraged and reduced". In addition students only spend the first year of their studies in purpose built "halls", thereafter they seek out local accommodation in shared housing. This will attract buy to let landlords and will push housing prices up to levels which are unaffordable to local people - in contravention of Objective MO8, "to provide residential development and a better balance in housing types". The student population will place increased pressure on already overstretched local health, policing and other services.

## **ECONOMIC IMPACT**

Students do not pay Council Tax however as mentioned above they will undoubtedly require all the services which other residents of Stretford pay for. These burdens will presumably fall existing council tax payers. Students are in residence for a maximum of 30 weeks per year and are unlikely to be spending significant sums in Stretford town centre. The net benefits to the town centre economy and to the people of Stretford are therefore unproven.

In summary I feel strongly that the way forward for the Lacy Street site should be for a mixed used development incorporating residential and leisure facilities for the use and benefit of the people of Stretford in accordance with the Stretford Action Plan (2016/2107). The student population should be located close to or on the Kellogg's Education Campus.

I should be grateful if you would take note of these serious concerns.

Yours Sincerely,

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I agree to some aspects of the Stretford Masterplan, but in my opinion it is too ambitious for the area to support and needs to be scaled down.

Here are my concerns, suggestions and questions:-

### **(A) General**

1. Traffic congestion on the A56 is currently a problem despite the recent improvements. Increasing the number of residents and 1700 students will only compound this problem, and increase the pollution level. It will also make the area more difficult to access and so less attractive to visitors. Both of these factors will prevent you from achieving your masterplan goals. (The development committee also need to take into consideration that frequent matches at MUFC, events at cricket club, and road closures for charity run events share a major disruptive impact on the area's residents. Increasing the population further will only make this problem worse).

2. An increase in residents, students and visitors will require extra car parking facilities. (Not everyone will use public transport no matter how frequent it is!). If you build a 20 storey student accommodation block on the Lacy Street car park, not only will you be making the town centre unattractive with a 'towering eyesore', but you will be taking away essential, centrally placed, car parking spaces.
3. Your masterplan has no mention of the increased provisions of healthcare or environmental services. Eg. GP's, dentists, recycling and rubbish collections, libraries, street cleaning etc. for its increasing residential and student population. Students will also require more specialised services, eg. Accommodation support and careers advice. The local police force will need to increase proportionately because it has been shown that crime increases in student populated areas. What strategies do you have in place to address this issue?
4. What is the expected increase in our Council Tax over the next 10 years to finance the plans?

## **(B) Leisure Centre**

1. Regarding the new sports centre on UA92 Kellogg's site, how much access will the general public have? Will our access be limited to evenings and weekends as with the Talbot Centre? Will students get priority over booking classes and gym use? Will the centre be closed to hold student sporting competitions? Why can't the students of UA92 share the facilities at Talbot Centre during school hours with Stretford High School? Or why can't they use the fitness suite at MUFC ground.
2. Is both the Chester Centre and the Talbot Centre closing? If the Talbot Centre is closing this is disgraceful waste of Trafford residents Council Tax because the centre has not been open long.
3. By shutting the Chester Road centre and opening a new centre on the site of Kellogg's, Talbot Road, Trafford Leisure cannot fulfil their vision of "more people, more active, more often", as the following 4 points show:-
  - Chester Centre is on the bus route of 3 frequent services facilitating transport from Altrincham, Sale, Partington, Urmston, Davyhulme, Stretford, Old Trafford, Hulme and Manchester. A centre on the Kellogg's site is only served infrequently by one major bus route and one local bus route. This will cause transport problems for centre users with reduced mobility, and parents with pushchairs or those users who don't live near the limited bus route.
  - Local nursery and primary school children will no longer be able to .. to their weekly swimming lessons at Chester Centre. Are Trafford Council prepared to pay for a bus to transport them or will the school/nursery have to finance it? It is possible that the school/nursery may then have to drop swimming lessons from their curriculum – losing the opportunity

to teach our children a life-saving skill (and “less people, less active, less often”).

- Users who currently attend a class at Talbot Centre immediately followed but a class at the Chester Centre will not be able to do this. This will mean they can only do half of their current fitness regime resulting in “less people, less active, less often”.
- Trafford Council decided to close George Carnell Centre and use the money for the existing Leisure Centres. You have now made a U-turn. So not only have the residents of Trafford been misled but 2 centres (3 if you shut the Talbot Centre) on the frequent wide serving bus routes are being replaced by 1 in a remote locality with a potential to be used by an extra 1700 students. There won't be the opportunity for “more people, more active, more often”.

4. What do Trafford Council plan to do with the old Leisure Centre site on Chester Road?

### **(C) UA92 Campus on Kellogg's site, Talbot Road**

- Comprising of an academic building, administration blocks, hotel, student accommodation, 2 football pitches and a new sports centres.
- This new build plan contradicts your masterplan goal to “put unused, underused or derelict land to good use”, and “reuse of historic buildings”. My suggestion is to achieve your aims would be to use the existing Kellogg's building for the academic building. You don't need to build a hotel; there are plenty of hotels in the nearby vicinity. You don't need to build student accommodation because students can live in the nearby Hotel Football (this is appropriate because it is owned by one of the founders of the University). If more student accommodation is required, then the derelict B&Q building on Great Stone Road could be converted. This is a large area so you would not need to build a 20 storey ‘towering eyesore’ in the centre of the town, and this site has a large car park for students to leave their cars. Two football pitches are not required on the Campus Site, students could use the facilities at MUFC ground (consequently trying their educational rooys in with one of the founders of their University).

Thank you for reading this, I look forward to receiving your feedback and answers to my many questions.

Yours Sincerely,

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Thank you for consulting Historic England on the refreshed Masterplan for Stretford. We note that the area covered by the masterplan contains 6 designated heritage assets in Grade II, including the Churches of St Mathew and St Ann; we recommend that your masterplan documentation acknowledges all statutory designations along with any significant non-designated heritage assets. The plan should refer to any potential physical or setting impacts resulting from development site proposals or

other plan policy revisions. If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours Sincerely

Historic Places Adviser

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## **Comments on The Refreshed Stretford Masterplan, December 2017 From City of Trees and as part of the Trafford Countryside Management Partnership**

### **General Points**

City of Trees works as a partner with Trafford Council on many programmes and projects including the Trafford Countryside Management Partnership. We try to ensure all our partner organisations are aware of our aims including the need for more trees and woods to be included in all areas, not just those associated with new developments. We regret the loss of significant trees, especially mature trees that are providing much value for society, and advise our partners to preserve and protect existing trees wherever possible, as well as planting more trees.

We do understand though the need to manage the supply of land for jobs and new homes across the region, as well as improved infrastructure. We urge that this is done in a way that minimises the negative impact on the environment, and maximises the wide range of benefits that our green spaces, trees and woods bring. Whilst we generally don't take a view on proposed developments and allocations, we will comment on how to make these proposals greener, incorporating more trees and green infrastructure.

We would like to see developments maintain existing levels of tree canopy cover or better still, to increase and improve on the green infrastructure benefits they can bring. Where large or mature trees are removed, replacement with suitably sized trees is important as well providing the right conditions for them to grow healthily to maturity. The often means investing in robust and sizable below ground infrastructure – allowing root development while protecting other services in the vicinity. Guidance and case studies can be found within the Tree & Design Action Group website. The combination of trees used within sustainable drainage systems is also becoming more mainstream thinking and again would be a welcome addition to new development and the creation of large areas of hard surfacing.

Within the masterplan it is difficult to gauge the potential loss of tree cover and soft landscaping and compare with the 'finished product' after development. Although the detail of this will come later in other documents and specifications, some statement of intent regarding tree canopy cover would be welcome within the vision or objectives sections.

### **Comments specific to Masterplan Sections**

### **Vision (page 13)**

It would be good to include general points about creating green, healthy spaces and the opportunity to enhance and improve the green infrastructure across the various sites.

### **Objectives (Page 15)**

The delivery of improved air quality (point within M04) would be aided through the provision of new tree and shrub planting alongside the A56.

### **Turn Moss (Pages 19/20; 49)**

This is currently a significant area undeveloped greenspace and green link between Longford Park and the wider Mersey Valle. At present the public can walk across the site unfettered. The masterplan outlines development for this area but the detail is currently lacking making it difficult to comment on its potential effects. Prior to any development, an ecological survey should be undertaken as there may be biodiversity interests that need to be accommodated e.g. barn owl foraging habitat, overwintering birds. Many dog walkers 'roam' over this area - the provision of fenced-off football training facilities here will no doubt reduce the space available for walking and informal recreation activities.

### **A56 – Edge Lane – Turn Moss Road Green Route (Page 27)**

This route currently has quite high tree cover along its length including some large mature trees – the provision of a green route here should recognise the current levels of tree cover and the benefits they bring to the residents and users of the area.

### **Town Centre Public Realm and Movement ( Page 30),**

The recognition that the area is seen as 'sterile and lifeless' could be in part remedied through well thought out and specified tree planting.

### **A56 Corridor Chester Road (Page 31)**

Pleased that structural planting is proposed for this area. The planting should be of a scale and proportion to the nearby buildings i.e. small shrubs on their own can get visually 'lost' and don't deliver the many green infrastructure benefits of larger canopied trees. A mix of trees and shrubs would help to remove particulates and other pollution that may come from increased car movements, particularly important as there are likely to be a greater number of people using the area.

We have received a couple of comments from local residents both with a focus on trees along the A56 corridor: the first expressed disappointment that the recent planting outside the Stretford Mall comprised mainly of small multi-stemmed trees (as opposed to large specimens which will grow into larger trees); the other comment stressed 'extreme concern' over the potential loss of trees and green spaces along the A56 in an area that 'is already highly polluted'.

### **Site 16: A56 Gyrotory (Page 44)**

There are proposals for the remodelling of this area. Currently there are a number of mature trees that soften the existing view of buildings in the area, are attractive in their own right and deliver many green infrastructure benefits to the vicinity. The landmark development proposed here should include suitable provision of



replacement trees or sympathetically incorporate the existing tree cover within it, or a mixture of both.

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Please find below my considerations on the refreshed masterplan, I preferred to email directly rather than do the survey online, I hope that's OK. I live with my family in Stretford, and these are my personal views and concerns. I appreciate your time in reading them and hope you will take views of local residents like us into consideration. Thanks.

## CONSULTATION PROCESS

Firstly, I am concerned that the council have provided little and non-specific information about matters which will directly impact into many aspects of the lives of Stretford residents. If we had more information we could make more informed comments and work together towards a future that suits everyone, instead of snippets of information being released in dribs and drabs. For this reason I think that this consultation should have been extended the new year. I don't think that such large-scale development with such long term implications for the area and residents should have such a short consultation period, which is such a change from the original masterplan, and also which is at the start of the new academic year and during the run up to Christmas which is such a busy time and when people have other things on their minds and may be too busy to properly respond. In any case, here are my views:

## LEISURE CENTRE CHANGES

I am very interested in this aspect of the plan, as my family and I regularly use Stretford leisure centre (several times a week).

Whilst it's clear that the physical space of the leisure centre is in need of an upgrade, the services they provide are very good and extremely well used by the local community. It is also well used by people without vehicles and for this reason the new leisure centre must be within walking distance of Stretford town centre as it is now in my opinion. In my opinion the new centre must also provide the same access to local residents as it does currently, including all the pool sessions aimed at various groups such as baby splash, pool rocks, women only, the elderly and so on. The same applies to all the sports session and other leisure facilities, it is vital that the community has the same if not more access. Without this, many people currently using it would be prevented from exercising and so suffer from health and obesity problems.

There are many family-oriented facilities at the centre, from reasonably priced birthday parties, tiny teds play group which is excellent, supervised holiday clubs for working parents, and holiday sessions for parents and children. Whilst the new centre must accommodate students too, this cannot be at the expense of these well used facilities for the local people.

On a similar point, the existing leisure centre runs the local authority swimming lessons and the swimming club which are used by a vast number of Stretford

children and if these were lost the number of children swimming would certainly reduce which would be a great shame and detrimental healthwise to the local community. All children who have swimming lessons also swim for free during any other swimming sessions, a facility which means we regularly take our children swimming as it is a cheap and cheerful healthy activity that we can afford to do as a family. Many would miss out on regular swimming if the new centre failed to provide this.

There is also a women's only gym at the existing centre, which opens up access to some ethnic minority and other women who would otherwise not use the gym and therefore not benefit from regular exercise.

Whilst the café at the centre isn't to everyone's taste, the new centre must provide a reasonably priced café as it is now, where locals can eat as a family affordably whilst using the facilities.

All of the prices at the existing centre are reasonable, and this is vital in order to ensure that the local community continue to be able to enjoy it as they do now, as this is not a particularly affluent area.

Finally regarding the leisure centre, the most important thing is that it is an IMPROVEMENT on the services and facilities currently in place, not a reduction, and not just there mostly for the students but with the odd session for the community. It should be a community hub as it is now. If it can be moved from old Trafford to the centre of Stretford (swapped with the lacy street accommodation block) even better. Or alternatively on the site of the part of the Stretford mall due to be demolished.

## STUDENT ACCOMMODATION

I believe the proposed complex is too tall for the site, it should be much lower, and spread over several sites. I believe it would change the demographic of Stretford from predominantly families, to having a large student population which would have a detrimental effect on local services, transport, and also local standards of living, if we see an influx of noisy anti-social students into our residential areas predominantly inhabited by families. We chose not to live in Fallowfield precisely due to the students, and love Stretford due to its village, family-oriented, strong community atmosphere. I worry that this will be negatively affected by such a large influx of students.

I also consider it unfair that while we were originally promised a waterfront development, something that would really benefit the local people, this is now land being given over to students and local people will have no clear access. I believe there should be more access points to the new complex to encourage movement through by local people not just students. Or better still , a waterfront development be added for the community. If the whole of the accommodation could be moved out of the centre of Stretford that would be the best scenario in my opinion.

## ESSOLDO

I am against the library being placed inside the Essoldo, as mother of small children I am reluctant to take them through a student union to get to my local library. I also believe that this aspect of the plan is unfair to the people of Stretford, who have wanted the Essoldo opened up for community use for years, now to discover this proposal to use it predominantly for students is obviously displeasing.

## TREES AND GREENERY

I am against the removal of the trees on Chester road and to be honest any other tree/greenery removal in the area, as the area has little enough greenery as it is without us losing more. What's more the air quality will be detrimentally affected, we already suffer with having a major road running straight through, more urbanisation and felling of trees risks turning Stretford into a concrete jungle in my opinion, which is not nice or healthy for families. The use of living walls would be very beneficial to the area, as well as planters and flower bed installation.

These are my main concerns. I hope that the opportunity will be taken to make Stretford a better place to live in for the existing residents, and that our thoughts will be considered in the final decisions.

Thank you very much for your time.  
Yours sincerely,

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I write on behalf of my client Mr x x xxxx, in reference to the Refreshed Stretford Masterplan and wish to register his objection to the proposals contained within.

### **Background to 27 – 33 Edge Lane**

Mr xxxx is the owner of the property 27 – 33 Edge Lane which lies 300m outside of the town centre boundary and also lies within the adopted Stretford Masterplan area and the Refreshed Stretford Masterplan area.

27 – 33 Edge Lane comprises a row of six office/commercial units at ground floor, with six maisonette flats at first and second floor. The commercial units are currently vacant, however the maisonette flats are occupied by tenants.

The site has been owned by Mr xxxx for 17 years, since 2001. The commercial properties were originally let and occupied by various businesses for over ten years.

In 2010 most of these became vacant and have remained so with little interest despite being actively marketed.

Recently, a long lease was close to being agreed on two of the commercial units. However approximately two weeks ago, the prospective tenants pulled out of the deal as they had just been informed by the Council that the building was due to be demolished shortly as a result of the Masterplan proposals for improvements to Stretford.

## **Description of the building**

The building is in the art deco style and was constructed circa 1930. It is three storeys in height and reads as three connected blocks, each with a central doorway with glass brick detail above, which lead to the maisonettes on the upper floors.

The building is adjacent to a Grade II Listed building but it has been determined by the planning department that the building is not curtilage listed in connection to the adjacent Grade II Listed Building.

It is however considered that there is an inherent visual connection to the adjacent Listed Building and the building is considered by the Council to be a non-designated heritage asset. The planning department have also considered that the building has “special architectural significance”.

## **Stretford Town Centre Masterplan (adopted January 2014)**

Mr xxxx was supportive of the Stretford Masterplan that was adopted by the Council in 2014.

This adopted Masterplan identified the Essoldo Cinema and surrounding area for entertainment / leisure uses and the potential to link more effectively with the parade of shops, office units and residential uses on Edge Lane.

27-33 Edge Lane is identified within the adopted Masterplan as Site 4a and 4b. The adopted Masterplan states there is “*potential to provide improved retail and leisure uses at this prominent location on Edge Lane. The reintroduction of active uses into these units will help to strengthen the linkage between the Stretford Metrolink station and the town centre and provide opportunities to grow the evening economy*”.

In line with this Masterplan, Mr xxxx has been actively seeking to attract tenants to the commercial units. He also sought to gain planning permission for a roof extension to the building to provide six new flats. The reason for the planning application and proposals was to provide additional residential accommodation within a desirable area i.e. close to Stretford town centre, the Metrolink and canal, but also to help to fund improvements which are required to be made to the building and assist in attracting new tenants.

## **The Refreshed Stretford Masterplan**

Although a consultation event has been running since October 2017, Mr Kleir was not consulted by the Council nor was he made aware of the Refreshed Masterplan proposals.

As previously mentioned he found that his prospective tenants for the commercial units were advised the building was due to be demolished. The Council states the draft Refreshed Stretford Masterplan has been prepared to take full advantage of “*emerging opportunities in Stretford*”. The catalyst being the University Academy ‘92 (UA92) proposal for a new campus within Trafford, specifically the UA92 proposals include reuse of the Essoldo Cinema and surrounding areas.

Page 39 of the draft Refreshed Masterplan continues to identify the building as site 4a and 4b. However, Mr xxxx's building is shown on the plan to be demolished and replaced with new development which could wrap around the side and rear of the nearby Grade II Listed Building. This is a completely different direction of development than the adopted Masterplan. The draft states that new development could be provided around the building to provide a mixture of student residential types within single sided buildings, mews and townhouses.

## Objection

Mr xxxx therefore strongly objects to the Refreshed Masterplan proposals to demolish the building.

Planning permission (reference 91505/FUL/17) for an extension on the roof of the building was recently refused on 13 November 2017.

Two reasons were stated on the decision notice.

Reason 1 clearly identifies that the building has historic interest and has special architectural character and for this reason the Council decided that the proposed roof extension would represent an overdominant, unsympathetic and incongruous addition to the building and therefore fails to better reveal the significance of the historical assets that are the application site, and the Essoldo Cinema. The Council did not consider that the limited public benefits of providing additional housing, employment during construction or other improvements to the appearance of the application building would be of sufficient weight to clearly outweigh the harm caused to the significance of both heritage assets.

As applicant for the above application, Mr xxxx disagrees with the Council's decision to refuse permission and feels that the proposed roof extension would have provided a sensitively designed, lightweight addition to the building which was in keeping with the style of the building.

Notwithstanding this, he is also very confused by the logic of Trafford Council who have refused an extension to the building due its seemingly "*negative impact on its special architectural character and historical significance*" but are on the other hand proposing to demolish the building completely which would result in a much greater impact on the non-designated and designated heritage assets.

Mr xxxx is also concerned that the Council have advised his prospective tenants that the building is due to be demolished, thereby losing him income in rent, particularly before the consultation period has ended and the Refreshed Masterplan Proposals have actually been adopted.

In conclusion, as owner of the building 27-33 Edge Lane, Mr xxxx would like to register his strong objection to the Refreshed Masterplan Proposals.

Yours faithfully,

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## **General**

Whilst I would like to see regeneration in Stretford I don't support the new plans and would like much more research to be done on what will work for Stretford. This consultation seems to have a barebones structure with no meat to it. It is therefore impossible to comment on whether it will work or not. I would hope that the result of this consultations will call for another better consultation using the results of this one to deliver a better vision for Stretford.

I am also concerned if the current plans are really going to benefit Stretford and its residents, if you take the Phase one development this has not benefited me and many other people in Stretford it has made it worse. The walking and cycling provision is now far less protected, and I no longer feel safe using the Edge Lane Chester Road Junction on my bike.

I don't mind the university at Kellogg's but again I don't know if it's the right thing to have. There are many other sports campuses in Manchester how will UA92 fare against them, has a study been done to show demand for this.

## **Student at Lacy St**

The tower is far too big and does not fit in with a modern theme, the impression of the building looks like something from the 60's that need to be taken down. I don't support a student village in this area, whilst it will be labeled as open space it will become a student zone and many local residents will not feel safe, welcome or comfortable in the space. To me the canal side area is a brilliant resource and we should be looking to create a space that everyone can enjoy. Take the Sale canal area for example, opening out the canal here and joining it with Stretford would be fantastic. Then creating a space for people to live, work socialise here would be great. Some students could still live here but it needs to be a shared space with houses or flats (not high rise) for local people. Add in a few restaurants and other entertainment and you have something for people to do in Stretford in the evening.

During a consultation event I was informed the Hotel that was proposed here for the original master plan did not attract investment. If you created the cycle path on the spare tram line towards Old Trafford and made a deal with TFGM that hotel guests could get free passage between Stretford and Old Trafford it could become viable.

I don't believe a suitable impact assessment has been done for the local environment and the transport. Our current services, Doctors and council are already stretched, the local student population would increase this demand, and all be centred in one area. As they don't contribute by paying council tax we will be worse off.

Having that many students in one space will require very good transport links. Our current transport links are either cars, which we don't want more of. Sub standard or share use (not best practice) cycling facilities and overcrowded trams. What measures will be put in place to deal with this.

It is hoped by the council that the students will regenerate the Mall I don't see any evidence for this. It would be lovely to be sent some.

### **Cycling and Walking**

Please think about cycling in a more positive and visionary way, Stretford could easily become a leader in cycling design for the UK. We need people to stay here and make short journeys by bicycle or foot, to help regenerate the town. Currently we have a few lines of paint that don't help people get to where they want to and there are numerous busy road crossings without any form of pedestrian crossings.

### **Leisure Centre.**

I welcome a new and updated leisure centre, but I am concerned that the new centre will not be built big enough to accommodate the residents and the students. I have been reassured during consultation process that we will not have to share our facilities and have reduced capacity but can't see how this will happen based on the scale of proposed drawings.

At a new leisure centre, I would like to see. Accessible access to and from with world class connected walking and cycling routes. At least three pools. This would then mean we have the option to share the facilities with local people and students and to put on more exciting events at the leisure centre. A dedicated warmer swimming pool for younger children. My two-year-old would freeze after 10 mins in the pool when he was younger. A more environmentally friendly centre. The current leisure centre is has lots of single use plastic in its restaurants and at tiny teds and also when parents come to drop their kids if they need to wear shoe covers. More showers in the swimming pool for after swimming lessons with design to think about how parents use this space. Earlier opening hours for swimming.

### **Turn Moss**

I really don't see how this is going to benefit the local community. The current plans don't explain with any certainty how the current users will be affected, will they have the same access they do now? Why are Salford FC using this as a training ground, it's not that far away but it seems strange they would choose to drive to a place to train when they could potentially stay more local and not have to drive people about. If these plans for 4G pitches, go ahead they need to be accessible for the community to use and not fenced off areas that professional football players can use. The proposed play area and cycling track sound great but how about using that money to improve the current facilities that we have, they need a lot of work at the moment.

### **Essoldo Cinema**

I welcome the CPO for this building but would like to see it be for community use and not just for students. Can it have links to the waterfront and be an art house or local cinema.

Bruntwood supports the production of the refreshed Stretford Masterplan. Bruntwood notes there are a number of areas that will require further detail to be worked up in due course and further reference is made to this below.

## **General Comments**

The Masterplan document would benefit from additional focus on the layers of planning policy which inform the Masterplan area as this is reasonably complex involving elements of retained UDP policies, the Core Strategy, draft Site Allocations DPD, original Stretford Masterplan etc. Specifically, the Masterplan should make clear its intention is to reconcile these various documents and key policy in the Core Strategy (strategic locations) in order to clearly articulate the vision for future development in the area which will be a material consideration in the determination of planning applications. Where this is particularly relevant is in having regard to the mix of uses set out in Core Strategy Policy SL3 which does not appear to be entirely consistent with the Masterplan.

It is assumed that the Masterplan will be formally approved by the Council. In order to fulfil the wider objectives of the Masterplan it is suggested that a Development Framework may need to be produced in order to assist the delivery of both the Stretford Town Centre and UA92/land north of Talbot Road opportunities. The Masterplan should make reference to this.

Bruntwood would envisage the Framework(s) being used as a tool to expand on the objectives of the Masterplan but will deal in more detail with design, massing and layout, urban design principles, technical matters and anticipated phasing in addition to other issues. It would be underpinned by a proportionate evidence base and assist the Council's stated commitment to using CPO powers, if necessary, in order to ensure comprehensive delivery.

In anticipation of such an approach being taken Bruntwood would suggest it may be appropriate to remove / replace the masterplan layout extract at Figure 5 of the document. Individual planning applications could then be submitted in response to the Framework. Our other general comments on the Masterplan are as follows:

1. The context to the Masterplan could usefully make clear that the related projects and sites within the area are key deliverables in their own right and therefore the regeneration objectives go wider than Stretford Town Centre;
2. The Masterplan document could more clearly set out how the Council sees its policies being delivered; and
3. Recognition that a comprehensive approach to delivery will be beneficial for certain parts of the Masterplan such as the land in the vicinity of the Kellogg's building and LCCC.

With regard to the delivery of non-site specific infrastructure/public realm enhancements referred to in the Masterplan, the Council may wish to consider if these items should be added to its Community Infrastructure Levy Infrastructure list



in order that monies can be captured as appropriate and such infrastructure can be delivered.

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## **Stretford Masterplan and UA92**

Something needs to be done about regenerating Stretford that I agree with. I would like to make the following comments and observations regarding the so called Master Plan and UA92 with regard to Stretford:

### **University Academy 92 - UA92**

- University Academy 92 - UA92 . This seems to have been hoisted onto the so called Master Plan but has little or no substance and has been the main focus of discussion as if it were some Universal Panacea to solve/revive the Master Plan. Just the very name is wrong University Academy 92 . It has no reference to Stretford or even Trafford. The use of 92 is no more than an ego trip in my opinion for those United players, and principally Gary Neville, they might have been good footballers but they were not leaders in any academic field I know of. Who in ten years' time will have any reference to 92?.
- UA92 is not a University. It is a possible satellite of Lancaster University but we have no structure of the degree course presented, no syllabuses , no Governance structure only bland meaningless statements from a web site.- *'Unlock Your Greatness with our Game Changing Educational Experience', 'preparation for life', 'making it happen with our UNIQUE curriculum'* – can you find a curriculum NO. A series of headings no detail at all and it actually boasts the difference is UA92 will *'deliver a curriculum with employability and character at the core wrapped around by academic development.'* I have been on validation panels/processes from University here in the UK and abroad and to put it bluntly this presentation would not even be considered as realistic. What it seems Trafford will have is a 'cut and paste' of some of Lancaster University courses and a few new additions . If anything goes wrong Lancaster will just pull the plug and who will then be responsible Trafford I presume will have to have some responsibility. Why were local Universities not involved we have two great Universities in Manchester.
- The influx of the proposed student accommodation will have a severe detrimental effect on Stretford area. Anyone who knows the Fallowfield area of Manchester will understand that whole areas of private property are blighted by landlords only interested in the short term gain from student rentals. The areas around Jackson St, Cyprus St, Victoria Park and Gorse Hill will become student areas. House prices will rise and property that was once available for first time buyer will go replaced by a transient student population and owned by absentee landlords. Is this what we want? As to the idea of building student accommodation in the Lacy Street area, NO, the whole character will change. The obvious question is how will the infrastructure of medical support, transport deal with such a large sudden influx. It will merely be a means of making money from the renting of student accommodation.
- I applied for an FOI request and so far only Lancaster University have responded, still awaiting Trafford's response. I have enclosed the response below:

Lancaster University  
Lancaster LA1 4YW United Kingdom, Telephone (01524) 65201

Dear xx xxxxxx,

I write further to your Freedom of Information request i.d. 2335. Please find the answers to your question below:

I am making a FOI request for any information relating to discussions, minutes of meetings, reports , evaluations or any relevant documents on the Trafford Council partnership with Lancaster University in relation to the University Academy 92 so-called UA92. I would also like to request a FOI request for any information relating to discussions, minutes of meetings, reports , evaluations or any relevant documents on the links between Mr Gary Neville and Lancaster University and Trafford Council.. I have provided a link below and some photos of the documents Trafford Council have produced. I would be grateful if you could provided me with any additional documents that you hold that might shed light on the matters outlined above , especially details of any decisions or ratifications of positions .

Documents relating to Lancaster University's partnership with Trafford Council and Gary Neville in relation to the University Academy 92 are exempt from disclosure under Section 43 of Freedom of Information Act. The relevant exemption applied in this instance is that of commercial interests. The release of this information in response to an FOI request would place information into the public domain which may enable our competitors to gain advantage. Since Lancaster University is partially funded by public monies, our judgement is that it is not in the public interest for this information to be released.

Trafford Council released a report titled '[Economic Impact Assessment of UA92 and related developments in Trafford](#)' in September 2017 which may be of use to you.

Regards,  
The Compliance Team  
Lancaster University

So Lancaster University considers the whole UA92 to be of commercial interest not academic. I wonder if the students who will be enrolling for degree course will be told this. It makes a mockery of the whole claim about the University status of what is being prosed. Who are the competitors to Lancaster University in the Trafford proposals have another University bid or are part of the process?

It lays bare the fact that UA92 is nothing more than a money making scheme to bolster those heavily involved in the whole scheme. Money is at the heart of it NOT helping the residents of Stretford or prospective students.

#### **Other points**

- No mention in the plan of affordable housing, help for the older residents, the young, no long term plan of helping the residents of Stretford with regard to housing needs .

- No Environmental Impact Assessment has been included in the plans or proposals.
- Consultation was a farce. At the consultation I went to the person I spoke to could not answer a single question I asked about the UA92 and its structure, syllabus, funding, length of modules, who was writing them, who would deliver them and what was the Validation process to be undertaken. Nothing. I have people tell me they were unable to get tickets for consultation events. One friend who did go to a meeting was told by a Trafford Official that the Stretford Mall was 'a great shopping centre'. When she asked the official if he had ever shopped there he replied no. When asked if he lived in Stretford he again replied no. This hardly instils confidence in the process.
- We were told in response to a question about the Trafford Executive who will make a decision about the Masterplan that no member of the Executive lived in Stretford. Amazing that any decision of this magnitude could be made about a part of Stretford without one councillor being on the body making the decision. Not democratic .
- No mention is made anywhere as to the contribution Stretford makes to the income of Trafford. Stretford includes, Trafford Park and all the works, The Trafford Centre, Manchester United's ground , Old Trafford Cricket Club and many other income generating places for Trafford. Yet we have been given a paltry unimaginative regeneration plan with little or no proper consultation . It shows the Trafford Council in a very poor light.
- The web site asking for views was 'If you not for us you must be against us' and I strongly object to the notation that if you object to what is being proposed you are in some way NOT BRAVE.

I hope more time will be given to reconsider what is needed for Stretford and residents of Stretford are listened to in a proper democratic manner.

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My response overall to the revised Masterplan is as reflected in the response you will have received from Friends of Longford Park (FOLP) - much of which was put together by me.

However, I do have an issue with the way in which at least some of the consultation sessions were organised. The sessions I attended at Stretford Grammar School (SGS) and then the Public Hall were, I believe, not untypical - in that responses were sought on a table by table basis, and there was no opportunity for a plenary session.

As a result, it is possible that people may have been misled about what was proposed. For example, on our table at SGS, two dog walkers were assured they would still be able to walk their dogs across the area of the Salford FC pitches ie that you would be able to walk between the pitches. At the end of the evening, the FOLP vice chairman reported that on his table, Turn Moss Road residents were told there would be a 500 metre continuous fence.

In my view, inconsistency such as this - with residents given the wrong information- undermines the validity of the consultation.

Regards

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I write my opinion as that of a resident in Stretford with young children. Currently the offer in Stretford for young families is great and a typical week with my two young children goes like this:

Monday - Tiny Teds @ Stretford Leisure Centre. A playgroup for under 5's.  
Tuesday - Baby Splash at Stretford Leisure Centre  
Wednesday - Stay & Play at Stretford Children's Centre  
Thursday - Library visit or Tiny Teds again  
Friday - Rhyme Time at Stretford Library

This is a fantastic and very cheap week for me and my young children. My fear is that most of this will be lost when the Leisure Centre is redeveloped and there is the risk we lose access to the library if it is moved.

I welcome regeneration in the area BUT there must still be a good value offering for local families.

We MUST still have access to the library and there must be an offering of Rhyme time & story-telling activities.

We MUST still have access to good value playgroups. Will Tiny Ted's be re-situated at the new site?

We MUST still have access to good value swimming for our children whether that be baby splash or good value swimming lessons.

We moved to Stretford for the close family centric community so please keep this front and centre when you consider what is best for this community.

Thank you

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My responses

2. Do you agree with the objective that Stretford is in need of revitalizing, regenerating and investing in?

*Yes – something needs to change*

3. Please choose from the following statements the one which most closely reflects your view:

*I disagree with the proposals put forward in the Stretford Masterplan and am not yet convinced of how it will benefit the area*

Additional comments:

*While I broadly support a revised masterplan for Stretford, I cannot support this masterplan for a number of reasons. I am supportive of the creation of UA92 and the use of the old Kellogg's site, but I have a number of concerns that haven't been addressed in the masterplan.*

*The masterplan lacks vision to tackle the issues facing Stretford and doesn't give any guarantees to address any potential negative aspects a university and student population in the area could bring.*

*I am particularly concerned about the potential loss of dedicated public leisure facilities and what appears to be the selling off of public green space for private use. I believe the way the council has engaged with the community, including the way this survey has been heavily weighted to give a positive response makes the council look disingenuous when it says it wants to consult the local community.*

*In addition to this, although the council appear to want to answer questions and concerns of local residents, actually getting answers to any questions has proved to very difficult.*

#### **Town Centre (including Stretford Mall)**

We are proposing to:

Demolish the southern side of Stretford Mall

Introduce new spaces for restaurants, bars and cafes

Improve the leisure and family-orientated facilities that are available

Improve community facilities

Provide additional living accommodation

4. In terms of the proposals for developing the town centre, please indicate which statement most closely reflects your opinion:

*I disagree with the proposals to develop the town centre*

Additional comments:

*While I support the objectives for the town centre, in terms of retail and leisure improvements, spaces for restaurants, bars and cafes, living accommodation and improved community facilities. The lack of any clear vision, details or ambition for what a future town centre would be like means I cannot support what's in the masterplan.*

*I think the council need to develop a bold plan for the town centre that addresses the many issues it currently faces, including the problems caused by the A56. Right now, this doesn't exist.*

#### **University Academy '92 (UA92)**

The Refreshed Masterplan proposes the:

Establishment of a new higher education facility in Stretford in partnership with Lancaster University and Microsoft

Development of the Kellogg's office site form the UA92 education campus

5. In terms of the proposals to launch UA92 in Trafford (in 2019) and in partnership with Lancaster University and Microsoft:

*I agree with the overall idea of UA92 but have some suggestions/concerns about the impact on Trafford*

Additional comments:

*I am supportive of the creation of UA92, though I do have concerns about the impact a large student population could have. Whilst I welcome students moving to the area and see how a student population could benefit the area, there can be downsides too.*

*I believe we need commitment from the council that they will do everything within their powers to regulate private landlords and HMOs, to ensure the area isn't turned over to student rentals.*

**6. In terms of redeveloping the former Kellogg's site on Talbot Road as UA92 University Campus buildings:**

*I agree with the overall idea of UA92 but have some suggestions/concerns about the impact on the local area*

Additional comments:

*I am supportive of the redevelopment of the Kellogg's site on Talbot Rd for the UA92 campus, though I'm concerned about the number of car parking spaces included in the proposals and want to know what will encourage people to use active travel or public transport, rather than car. In particular, what provision for cycle parking will there be?*

**Essoldo**

The Refreshed Masterplan proposes the:

Provision of a mix of residential accommodation around the Essoldo building

Creation of a vibrant hub for the whole community to use

Including some student facilities

Opening up of access onto the canal

**7. In terms of the proposals for the Essoldo building please indicate which statement most closely reflects your views:**

*I disagree with the proposals to bring the Essoldo back into use*

Additional comments:

*While I support the aims of creating a mix of residential accommodation around the Essoldo building, opening up the canal and creating a hub for the community, I cannot support the proposals in the masterplan.*

*Although the masterplan talks about the potential of using the Essoldo as a community hub, there are no guarantees that this will happen and I would not support the Essoldo being used solely for the use of students.*

**Lacy Street Site**

The Refreshed Masterplan proposes the:

Delivery of high-quality student accommodation linked to UA92

Introduction of a mix of commercial spaces on the ground floor (café/bar etc)

Create of a large landscaped area

Opening up of the area onto the Bridgewater canal to access the water from the Town Centre

**8. In terms of the proposals for the accommodation on Lacy Street site please indicate which statement most closely reflects your views:**

*I disagree with the proposals to develop the Lacy Street site*

Additional comments:

*While I have no objections to the principle of providing student accommodation on the Lacy Street site, I do not support the proposals that have been shared thus far. The masterplan talks about creating a 'landmark building', but the visualisations appear to be anything but. Although such things can be subjective. Without any*

*guarantees, I am concerned we will end up with something as mediocre as the Rowlinson's Pomona Wharf development.*

*Although we've been assured no parking spaces will be provided. The proposals do actually include some parking spaces on the Nelson Street accommodation. Why have these been included?*

*Where cycle parking has been shown in the proposals, it's completely inadequate for the number of students. There needs to be substantially more cycle parking spaces provided to encourage students to cycle rather than drive.*

9. In terms of the general proposals for the Lacy Street site please indicate which statement most closely reflects your views:

*I disagree with the proposals to develop the Lacy Street site*

Additional comments:

*While I support the development of the Lacy Street site, I don't believe the current proposals are appropriate. I support the site being used for residential and student accommodation as part of a mixed use development, but I believe the proposals are far too enclosed, restricting public access and access to the canal.*

*The canal should be a real asset to Stretford and it should be made a feature of the town centre, with leisure, commercial and residential mix, like the Waterside development in Sale. There should also be direct access to the canal from Chester Road, it shouldn't be hidden away as it is in the proposals.*

## Leisure

The Refreshed Masterplan proposes the:

Building of a new state-of-the-art leisure centre at the UA92 campus, which will be open to the public and run by Trafford Leisure

Investment in Turn Moss as follows:

A new artificial pitch

A new play area, a café

Better links to the town centre

A pathway around the site that is cycle-friendly

10. In terms of the proposals for a new leisure centre, please indicate which statement most closely reflects your views:

*I disagree with the proposals around the new Leisure centre*

Additional comments:

*While I believe Stretford's existing leisure centre is now quite out of date and in need of modernisation, I do not agree with proposals to create a new leisure centre shared with the university, however state-of-the-art it may be.*

*While the council are investing in new and upgraded leisure facilities in other parts of the borough, it seems as though Stretford is being short-changed by having to share with UA92 in facilities smaller than the current leisure centre.*

*Although guarantees may be given, we have seen how easily these guarantees can be broken as they have been at the Talbot Centre. As a regular user of the leisure centre, this is a big concern of mine.*

11. In terms of the proposals for Turn Moss, please indicate which statement most closely reflects your views:

*I disagree with the proposals around Turn Moss*

Additional comments:

*I disagree with proposals for Turn Moss and cannot see how creating private facilities for the exclusive use of Salford City FC would offer any benefit to the local community. I feel that the negative aspects would far outweigh any supposed benefits this scheme would bring.*

### Public Spaces

The Refreshed Masterplan proposes the:

Planting of new trees along the A56

Installation of better street lighting

Improvements to the landscaping around the Town Centre

Creation of a new street environment along Kingsway

Improvement to walkways and the way they join up, so it's easier to get around the Town Centre

12. In terms of the proposals for improving public spaces please indicate which statement most closely reflects your view:

*I disagree with the proposals to improve public spaces*

Additional comments:

*In my view, the most significant issue affecting Stretford town centre is the negative impact caused by the A56 and the associated air pollution, noise and severance it has. As with the recent public realm scheme, the proposals will do little to address any of these issues.*

*I believe we need the council to commit a bold plan to reduce the capacity on the A56 through Stretford for the benefit of the local area and community, improve air quality and to create an environment people want to spend time in. Until the council commit to doing that, anything else would be a waste of money.*

### Traffic, Transport and the A56

The Refreshed Masterplan proposes the:

Change of the road layout to improve the approach to Stretford by car from the south

Improvement of pedestrian and cycle routes along the A56 and Talbot Road

Improvement of the landscaping along the A56 corridor

Development of sites along the A56

13. In terms of the proposals for making improvements to the A56, please indicate which statement most closely reflects your view:

*I disagree with the proposals around the A56*

Additional comments:

*I believe we need a bold plan from the council to reduce capacity for motor traffic, while providing high quality, safe and convenient segregated cycling infrastructure, as well as priority for pedestrians and buses along the A56.*

*We need the council to have a vision that looks forward for the next 20+ years, that tackles the problems of congestion and poor air quality, not continue to prioritise motor traffic above the needs of sustainable transport and the needs of local people.*

14. What do you suggest should be the Top Three key areas of priority or focus regarding the Masterplan:

*Bringing new investment into the area*



*Being brave with the vision and plans for Stretford  
Fully involving the local community in plans and implementation*

15. Do you have any comments on any of the other development sites referred to in the full Refreshed Masterplan document? (for example the Royal Canal Works site, Manor Farm Industrial Estate etc. More details can be found in the Masterplan pages 37-44)

*While I support opportunities to develop sites along the A56, I am concerned about the potential loss of green spaces and trees, many of which are quite mature. The council needs to ensure they consult fully on any changes that reduce the limited green space we have.*

*While I have no specific objections to the Royal Canal Works development. Having looked at the plans, I think more provision should be given to cycle parking to encourage residents to choose active travel and not add to the pollution and congestion by driving.*

*I am not convinced by the suggestion of relocating Stretford Library to the Essoldo. While I suspect this may have been proposed for financial reasons, I cannot see how it would benefit the community. Locating the library on the opposite side of the A56 would probably lead to reduction in library usage, due to the issues crossing the junction.*

*As part of the masterplan, the council should commit to providing a safe cycle route between the Bridgewater Canal/Metrolink area on Edge Lane with Longford Park and onto Chorlton-cum-Hardy. This is a popular route with people travelling east to west and is currently quite unpleasant, particularly with families.*

*Although replacing the gyratory will bring many benefits, I am concerned about the lack of safe segregated cycling infrastructure in proposals shared up to now. This is a popular route for people cycling to and from Urmston, Trafford Park and The Trafford Centre.*

16. Do you have any other comments on challenges or opportunities we might have missed that can be included in the Refreshed Masterplan to help ensure it meets the needs and aspirations of the whole community?

*As part of the masterplan, I would like to see Trafford commit to tackling the problems motor traffic has in the area, particularly around air pollution and reducing rat-running by introducing filtering on residential streets.*

*I would also like to see Trafford improve the safety at many of the major junctions in the town, particularly for people walking or cycling. The council need to look at the key routes people take in the town, such as commuting and the school run to make active travel a more attractive option, so people are less inclined to drive.*

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The Stretford Masterplan The original Masterplan was adopted only three years ago, and this new Master plan based around the UA92 has subsumed it with no introduction or proper consultation. It feels like it was done behind closed doors, and does not align with the ambitions for Stretford Town Centre, ( not just the Mall) nor take heed of the significant developments in the town - notably Stretford Public Hall and some small but promising local businesses (Pop up Restaurant, Sip Club) that have added to the social amenities and night time economy and show a potential change in demand and local support for these.

The University Academy UA92 appears to be a private enterprise that will benefit the developers, not the community. It is proposed around the 'values' of some footballers, that, not being a football follower, I have only heard about in newspaper reports about their speeding fines, extra marital affairs and super-injunctions. They seem to be the PR 'front' for this scheme. I would like further details as to their personal investment and relationship to the developers.

UA92 would appear to rely heavily in its success on securing international students and the fees they bring. It is not clear that there is demand for such a facility in the light of other similar development in Manchester., or that the scheme is viable without its associated parts.

The UA92 Campus is some 2 miles away from the Stretford Town Centre and has no physical relationship to it. It is in an area which is fast becoming a 'sport' / leisure destination along with hotel and retail park area. If the UA92 wishes to develop a new sports centre or pitches here, it should do so at its own costs and risk, and along with other interested parties such as Lancashire County Cricket Club.

The UA92 has no confirmed direct benefit to the residents of Stretford I think that this scheme should be pursued as it is, through existing planning channels, as a stand-alone proposal and not conflated with other issues. The financial risks should be borne by the developers alone.

The Lacy Street site is completely wrong for a student development, it will put a strain on the existing transport infrastructure and it is doubtful that the students resident for approx. 25 weeks of the year, would have a significant positive impact on the economic viability of the mall or on Stretford Town centre itself. The proposed building is out of scale and will cause major issues for the property owners adjacent to it.

It would potentially close off areas of the canal side to public access; as security for the students would be of priority and it is hard to see how this would not become a gated community. If the developers wish to pursue accommodation options for students, related to the Campus, then there is land very close to the proposed UA92, which would suit better the student population and with low risk to the future development of Stretford town centre itself.

Leisure Centre a new facility in the town centre of Stretford would be a major boon for the town and its residents and could potentially drive consumers to the town centre and any new food outlets. The Lacy Street site is well connected to the Stretford Metro to a number of areas; the current facilities at Sale ( and indeed, the Moss Side and Hough End where many Old Trafford and Stretford residents attend) are oversubscribed and serve a different locality. A facility located at UA92 site would have the usual problems of congestion whilst travelling by public transport especially during match days and I remain to be convinced that it would be open to the public on a regular basis.

Stretford Mall has been left to decline; Tesco did not hold good its promise to stay, and it would appear it will be subject to further development speculation rather than considered for major re-visioning as a thriving town centre that I believe it could become. I appreciate that there are private landowners trying to make money out of speculation on this site. This was evident at the consultation event I attended, where the manager of the Mall pushed his employees agenda, rather than facilitated discussion, but I would like to work with the elected representatives of our ward to envision a major new scheme that can benefit the town centre and the community. This needs a proper process and feasibility studies, independent of the consultation about UA92.

The Essoldo building is a Listed Building but I understand that it may be just some elements that can be considered as listed, ie the façade, and that there is little of architectural merit left inside. As a former cinema it is difficult to see how there is much useable space inside, given lack of natural light. It would be useful to have details of the interior and what is and what is not listed.

The façade is iconic and much loved as a symbol of Stretford; however it is not clear how this building could ever be brought into viable use. I do not think that shared use between 'community' and 'students' is viable- and it is not clear what the use would be. Any new use should not compete with the activities at the Stretford Public Hall, which has been established, and is well used and supported, by local residents. The inclusion the Essoldo in this plan is a red herring- a 'sweetener' to the local community, who wish to see it saved, but I do not think that the proposals to date in this 'refreshed' Master Plan have much chance of succeeding.

The A56 causes traffic congestion and pollution and any plans should pay serious attention to this. Cycle routes implemented to date are very poor, and do not facilitate safe cycling along one Manchester's busiest routes. This is a tree-lined route with mature trees and this aspect should be maintained.

There are major housing areas on both sides of the A56 and everything that can be done to retain these mature trees and green areas MUST be done, so as to safeguard the health of the people that live here. Consideration should also be given to how to better connect both sides of the A56.

Turn Moss This is Green Belt Land i.e. its purpose is to "prevent urban sprawl by keeping land permanently open" and as such, needs a proper and through planning consultation and this such be a separate consultation.

## Conclusion

I do not support the 'refreshed' Stretford Master plan.

There is a lack of information about all of the proposals, and interdependency in how they are presented which is not useful in considering all of the schemes and impacts. The viability of the University is a matter for the investors in this enterprise, and should not be confused with a proper consultation on the regeneration of Stretford Town Centre, nor should any risks associated with UA92 be borne by the residents of Stretford or Trafford.

The survey forms and information sheets are biased and attempt to impose a 'yes' answer.

The period of consultation should be extended with opportunities for the community to have a meaningful input into any new Masterplan, not to just comment on a scheme which has already been drawn up .

If there really is only one 'chance in a generation ' to develop a vibrant and prosperous Stretford - let's do it properly, and get it right.  
Resident here for 20 + years.

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We are e mailing to express our concerns regarding the 'Refreshed Masterplan'.

Our concerns are outlined below:

The Consultation:

We believe this has been light in detail, offering only 1 form of solution and lacked alternatives, thus not giving the existing community choices. Therefore, it was presented as all or nothing, with the very pushy 'once in a generation' strapline. We were also concerned about the tone of the council's survey. We question the impartiality of number of questions. For this reason, we have not completed the 'Survey Monkey'.

Having attended the initial meeting at Stretford Public Hall, there was information that was not disclosed at this stage, e.g.- the involvement of Salford City FC leasing pitches at Turn Moss. Overall, we have been concerned about the lack of validity and reliability in the way the local community has been consulted and the manner in which information has been made available.

Lacy Street/ [UA92](#) Campus

We are mystified why the student accommodation is to be situated around 1.5 miles away from the [UA92](#) 'Campus', whilst the campus has room for luxury apartments and a hotel. Clearly there are implications for transport infrastructure and environmental impact. Current artist impressions appear to gate off the student accommodation and prevent access to the canal side for the existing community. Current plans for Lacy street are uninspiring, the tower blocks are too large and out of keeping with buildings in the area. Again, detail is light on the management of HMOs should students not live in this accommodation and how management of HMOs would be enforced.

There seems to be a lack of clear evidence regarding exactly how an influx of students will rejuvenate the centre of Stretford. Current plans on the Mall and its future are light on detail. We see the reason that Stretford not having a night time economy as being linked to the fact that the town centre closes when the Mall does. There is a lack of remaining viable buildings to house this need, due to previous poor town planning. We also see the fate of mall as being directly linked to the limited

opening hours, changing shopping habits, the proximity of both the Tesco 'megastore' and The Trafford Centre. There is no guarantee that students will spend their money in Stretford when there are so many other enticements nearby.

### The Essoldo

The consultation has been characterised by unhelpful information regarding this iconic building. It should not have been earmarked as a 'student hub' as was the case with the refreshed masterplan literature and the Economic Impact Report. This initial proposal later appeared to be 'retracted' as the consultation progressed, leaving confusion as to the future of the building.

### The Leisure Offer

What is not clear are details around the capacity of the new leisure centre and the guarantee of local access, or parity of access with the student population. We share the communities' concerns regarding access to Turn Moss, including the impact of Salford City and the environmental impact on nature and wildlife in this area.

In conclusion whilst we are supportive of Stretford being regenerated, we are disappointed by a lack of choice about what kind of regeneration is available. The consultation processes have lacked impartiality and the council appears to have pinned all its hopes on this, with the message being 'it's this or nothing'. The masterplan is so wide ranging, but lacking lots of depth and detail in many areas. It is clear that the consultation period has not been long enough for a project of this size and scale in addressing the impact on the existing community. We cannot support the proposals as they currently stand and hope that Trafford MBC will engage in a longer more meaningful engagement with the local community.

Finally, to conclude there was no notification of the closing time for submission- which we have subsequently found out through social media was [5pm](#) today... We are submitting this e mail in the good faith that it will be accepted.

Kind regards,

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My biggest concern is that the entire strategy for regenerating Stretford now rests upon a single investment proposal which is untested, not clearly worked through, and skews priorities away from those of current residents towards those of a possible future transient population which may never materialise.

It does not take account of the area's increasing popularity and demand for housing for increasingly affluent and aspirational families and provide opportunities for them to spend their money in the neighbourhood, particularly on evening economy, bars, restaurants and culture which are underserved in Chorlton and Stretford. The Grammar School system is a draw for families and Stretford is beginning to be seen as an extension of the Chorlton community. This is a more sustainable source of investment and community cohesion than a huge influx (and it would be huge) of transient 18-25 year olds.

There are many more detailed concerns but many of them are because of unanswered questions which suggest that this is rushed and ill thought through and driven by a desire for investment and revenue generation to benefit Trafford Borough as a whole, at the expense of Stretford. I feel as a newcomer, with more than 15 years as a regeneration professional, that Stretford is being undersold and that the masterplan blind to its potential as a neighbourhood of choice for families and young professionals.

In addition we sought via a number of sources to find out what was happening with proposed submission to Andy Burnham's key towns initiative - again a complete lack of response and presumably a missed opportunity for investment and strategic profile for Stretford.

I have many many other comments and concerns but no time to rehash them all here and they have mostly been expressed well by others - some detailed suggestions I'd like to pass on re my neighbourhood:

1. Talbot rd/great stone road pedestrian controlled crossing all the way round
2. Gorse Avenue cycle route upgraded as part of the transpennine route
3. Gorses road surface improvements (dangerously potholed)
4. Ideally all students in managed halls
- 5.licensing scheme like manchester where HMOS must be registered and landlord pays a fee (about £1000) the example is in files on the fb page. So this is not planning this is licensing. Planning could be used too but I think this is more responsive.
6. I'd like to see improvements to the Quadrant roundabout (as a gateway to world class sporting arena) and Firswood community centre, also the little pocket park near us plus Gorse Hill Park.

Overall I think more should be made of Stretford's 'leafyness' - you don't see it from the A56 but away from there, there are many parks and mature trees which make it a wonderful place to live and bring up a family and grow old. This should be reflected in the street scene and in public realm improvements. I love what was done around the Town Hall, can we have more of that around the Town Centre and along the transport corridors.

Thank you.

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## **BRIDGEWATER CANAL COMPANY LTD COMMENTS ON THE REFRESHED MASTERPLAN FOR STRETFORD**

We write on behalf of the Bridgewater Canal Company Limited (BCCL). BCCL is part of the Peel Group and owns and operates the Bridgewater Canal. BCCL is a Statutory Undertaker and has statutory obligations relating to the repair and maintenance of the Canal and its components.

Section 23 of the Manchester Ship Canal Act 1885 imposes on BCCL (as successor owner to Manchester Ship Canal Company) obligations to maintain the Canal and all

the works and conveniences on it and the approaches to it thoroughly repaired and dredged and in good working order and condition and preserve the supplies of water in order to keep the Canal open and navigable at all times for those persons who want to use it. There is also a similar requirement in section 17 of the regulation of Railways Act 1873.

The Bridgewater Canal runs for 39 miles between Leigh (Wigan) and Runcorn (Halton) with a spur (Waters Meeting, Stretford) taking this waterway into Manchester City Centre. Across its entire length, the Bridgewater Canal passes through seven Local Authorities, Trafford Council being one of those.

This waterway is over 250 years old and it requires ongoing maintenance and management to ensure the Canal remains open and navigable. BCCL is not against new development adjacent to the waterway and it recognises the benefits this can bring. BCCL must however ensure that any development proposed next to the Canal does not impact the structural integrity of the waterway and does not prevent BCCL completing maintenance works as may be required, either from the Canal Bank or the water.

We are aware that Trafford Council has recently published a 'Refreshed Masterplan for Stretford' and is actively canvassing for comment and feedback on the proposals. This letter represents the formal comments on the masterplan from the BCCL.

CCL broadly welcomes the masterplan proposals which should capture much needed future investment and guide the radical changes this will bring to Stretford town centre. The importance of the Bridgewater Canal in achieving the Vision is noted and welcomed. However, whilst the masterplan is ambitious, there are elements which we consider are perhaps not visionary enough.

The Bridgewater Canal should be given more prominence and importance in the masterplan. The Canal is over 250 years old and has significant heritage and environmental benefits. The masterplan fails to reference Bridgewater Way, a popular and well used off road multi-user route, which provides a direct link between Stretford centre and the surrounding centres and facilities in Trafford, Salford and Manchester, including the UA72 campus and Intu Trafford Centre. The Bridgewater Way is an important recreation resource for the Borough and should be considered as a recipient of Section 106 monies from new developments within the vicinity of the Canal to aid in improvements to this multi-user route.

The towpath extends along the western side of the Canal, with no public route located along the offside (eastern side) of the Canal. The location of any proposed new routes and new footbridge will need to be discussed and agreed with BCCL as we need to maintain access to the Canal at all times. This may affect the placing of any proposed bridge crossing. Early engagement with BCCL is therefore a necessity. Any new surfacing of pathways adjacent to the Canal should conform to existing Bridgewater Way standards to ensure a synergy of design throughout the public realm.

The Canal occupies only a short section within the proposed red line boundary. BCCL would encourage the lengthening of the red line boundary in order to strengthen and promote the role of the Bridgewater Canal as a sustainable

connectivity corridor between Stretford town centre, the student residential campus and the sports pitches at Turn Moss. A plan of the suggested masterplan boundary has been attached for your consideration.

BCCL welcomes high density development along the Canal to kick start the regeneration of the area. BCCL must ensure that any development next to the Canal does not impact upon the structural integrity of the waterway and that it does not prevent BCCL completing any maintenance works that may be required either from the Canal bank or water. BCCL must have absolute discretion when approving engineering works adjacent the Canal and early engagement with any developer is welcomed to ensure that the Canal is not compromised in any way.

With specific reference to the Edge Lane site, it is encouraging that the masterplan proposes high density residential use on this Canal side site - the definition of high density should be defined more clearly. The current outline planning permission provides for 28 units on this site, which cannot be regarded as 'high density' within the context of the refreshed masterplan. BCCL are working with partners on a revised scheme which will seek to maximise the prominence of this area and provide a scheme which reflects the 'high density' development aspiration of the masterplan.

We believe that the masterplan fails to emphasise the importance of and the opportunities created by the Metrolink Station and the adjoining Edge Lane site. The Education Campus and the Residential Campus for UA92 are connected via the Metrolink. The stop at Stretford is a gateway facility not only to the student village proposed on Lacy Street but also to Stretford town centre. A comprehensive, high quality mixed use development should be promoted here which incorporates the Edge Lane site and capitalises upon this extremely sustainable location. This would create a contemporary gateway to a revitalised Stretford town centre providing desirable apartment living, assisting in the provision of student accommodation (in a timely manner), providing commuter car parking and usable public realm that reflects a high quality development.

An ambitious development proposal for this site would echo the ambitions of the masterplan and the wider UA92 proposals.

BCCL welcomes the publication of the refreshed masterplan but considers a more ambitious plan could have been put forward with more emphasis given to The Bridgewater Canal. The Bridgewater Canal is a significant and important asset for Stretford and its benefits to the wider masterplan should be promoted. The Bridgewater Way provides opportunities for sustainable off road travel and the new development proposals should be expected to contribute to its ongoing maintenance. The importance of the Edge Lane site and Metrolink Station, as a gateway to the town centre and the UA92 proposals, should be emphasised and more ambitious plans proposed.

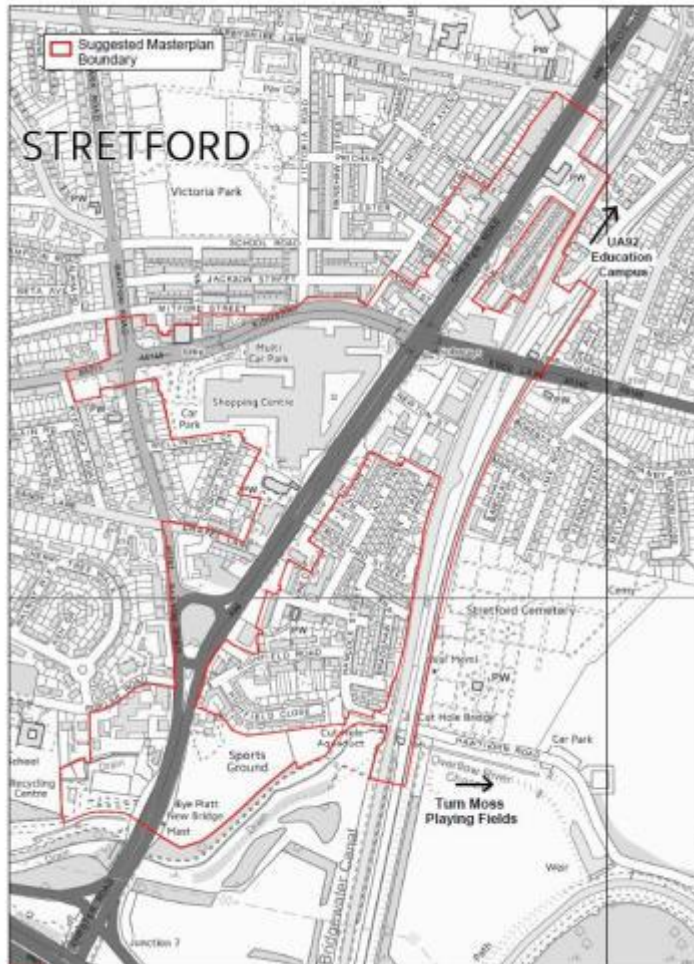
BCCL should be considered as a key stakeholder in the preparation of the masterplan and should be consulted on all development proposed through this process.



We trust these comments assist in the preparation of the new masterplan for Stretford town centre. BCCL welcome a continued involvement in the masterplan process.

Yours sincerely,

Suggested Masterplan Boundary



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**The Longford Cinema, more recently the Essoldo  
Chester Road, Stretford M32  
Henry Elder of Roberts, Wood, and Elder, 1936, Listed Grade II**

We have studied with interest your Council's proposals for the Lacy Street area under the Refreshed Stretford Masterplan. Our remit is to protect historic cinemas, and we wish to ensure that the important Longford (later the Essoldo) cinema is properly used and conserved. This letter sets out our views on possible uses and design considerations.

**Our Remit for Cinema Heritage**

The Cinema Theatre Association is the national body for the study and protection of cinema buildings. Our specialist expertise is sought by the Ancient Monuments Society, the Theatres Trust, the Twentieth Century Society, and the Victorian Society, as well as many local authorities on planning applications regarding alterations to or demolition of cinemas.

The Cinema Theatre Association also acted as an adviser to English Heritage during their survey of cinemas. Historic England increasingly recognises cinemas as important to England's architectural and social heritage, and the book *Picture Palaces* was published by English Heritage as part of their public consultation on cinemas. They are important as part of our nation's architectural and social heritage, and should be conserved in a way which is economically sustainable.

### **History of the Longford/Essoldo Cinema**

The Longford cinema on Chester Road opened on the 12<sup>th</sup> October 1936 as part of the regional circuit of Jackson and Newport. The company already operated the small Picturedrome cinema at the corner of Chester Road and Kings Street.

The cinema offered 2000 seats: 1,400 in the stalls and 600 in the circle. The Longford Bar and Café on the first floor offered comfortable seating for 146 customers. The cinema had two entrances, one on Chester Road and the other on Edge Lane, and included a stage for theatrical performances. Patrons could use a free car park at the rear near the Bridgewater Canal.

The Longford was designed by the talented local architect Henry Elder, who was born in Salford in 1909 and trained at Manchester University School of Architecture. Precociously able, he became a partner in the firm of Roberts, Wood, and Elder, who designed most of Jackson and Newport's cinemas.

In August 1950 the Longford was one of three Jackson and Newport cinemas acquired by the rapidly expanding Essoldo chain, the other two being the Picturedrome (as above) and the County at Reddish. The Essoldo company had been created by the dynamic entrepreneur Solomon Sheckman (born in 1891). Originally from Russian Poland, his family had established a clothing business in north-east England. Solomon – usually shortened to 'Sol' – worked in this business then began to invest in cinemas from 1919 onwards.

Rapid expansion from the 1920's to the 1950's saw Essoldo take over many smaller cinema chains. By 1954 the group had 70 cinemas: Sol then bought the Southan Morris chain which added a further 65 cinemas, and established Essoldo as the third largest chain in the Britain behind ABC and Odeon.

The Stretford Essoldo was never sub-divided, and ran as a single-auditorium cinema until September 1965. It then became one of the first cinemas to be converted to full-time bingo, and operated as Essoldo Bingo until April 1971 when it was sold to the Ladbroke Group. It traded first as Ladbroke Lucky Seven and then from 1986 as Top Rank bingo. This was closed in 1995, and the cinema has been empty since.

The forecourt was lost when Chester Road was widened in 1979, and the cinema was listed Grade II in March 1994.

## **Architectural Design and Significance**

Henry Elder was an imaginative young architect, and the Longford at Stretford is his best-known work. He had previously designed the Rota cinema at Denton for Jackson and Newport (replacing their burnt-down Embassy at Reddish) which opened in December 1934. The exterior, designed in brick in austere Germanic style, featured a bold round tower, and circular themes continued in the streamlined auditorium.

At the larger Longford, site constraints meant that the auditorium was built some distance away from Chester Road. A long, narrow entrance foyer covered most of the gap, but stopped short of the building line. This created a large forecourt, so to ensure that passers-by noticed the cinema, he designed an arch next to the pavement covered with neon and film posters. Behind it was the extraordinary curved façade we see today.

Elder wanted to include a visual joke, and seems to have believed that the film industry was dominated by 'money' and 'sex'. These are symbolised in the Longford's two façades: the Chester Road façade resembles an old-fashioned cash register, while the Edge Lane entrance has a phallic vertical concrete column, which has no actual function.

The Chester Road main entrance had a rolled-back convex roof originally covered in cream faience tiles. A projecting rib covered in black faience tiles carried the vertical name 'Longford' in neon lettering on its front edge. The façade was dramatically lit at night, and became an iconic image of 1903's cinema design: trade journals at the time featured it prominently, and Dennis Sharp picked it out for special prominence in his seminal book 'The Picture Palace' (London, Hugh Evelyn, 1969).

The side entrance in Edge Lane featured the free-standing concrete column rising above a circular canopy against the backdrop of a concave brick recess. The column probably carried concealed lighting to illuminate the recess.

Inside Elder designed a long foyer, with at the rear two murals intended to convey the work of the film industry. These were painted by the artist Frederick H. Baines, were 10 feet tall by 6 feet wide, and represented 'Music and Dancing' on one side and 'Drama and Comedy' on the other. It is not clear if these survive.

Elder continued his favourite circular theme in the auditorium, where the sweep of the circle front and curved ante-proscenium walls make an ellipse in plan with the proscenium wall. There was no proscenium arch, and the wall decoration 'died away' into the screen space. The interior colour scheme was tangerine and silver-blue. As adapted for bingo, it is shown in a fine amateur video made in 1995 (see the website of the 'Longford and Essoldo Cinema Stretford' campaign).

The Longford was also technically innovative: it was first northern cinema to be heated electrically by storage heaters which gave warmth beneath the seats, and in fact used only electricity throughout. It was possibly the first cinema to use interior neon lighting to light gangways and ceiling details.

During the 1930's Henry Elder designed two more completed cinemas, then an extraordinary unbuilt project for Jackson and Newport for an egg-shaped cinema somewhere in Manchester. Designs were published in September 1939 but it remained unbuilt due to the war. Elder went on to have a successful career in the USA and Canada: he emigrated in 1958 and later directed the School of Architecture in the University of British Columbia.

### **Outline Consultation Ideas**

Reading the Stretford Masterplan consultation documents, it looks as if the main proposals for the area surrounding the Longford/Essoldo are to:

- Build 1,700 student apartments on the site of Lacy Street car park south of Edge Lane
- Close the existing public library next to Bennett Street, facing Kingsway, and move the function into the Longford/Essoldo
- Either refurbish or replace (not clear which) the commercial units next to the cinema facing Edge Lane
- Possibly demolish the buildings on the corner of Chester Road and Edge Lane, replace them with landscaped space, and open up a view of the cinema

The Longford/Essoldo itself would become a 'student hub' which would include facilities for the wider local community. No detailed functions are specified, but we briefly studied the facilities provided at Coventry University. Coventry has two relevant buildings:

- The Hub, the main focus for social and support activities for students
- The Ellen Terry building, converted from the former Gaumont Palace cinema in Jordan Well. This provides facilities for students in performing arts, media, and music, and has been sub-divided inside.

The proposal at Stretford looks to be closer to the mix of facilities offered by Coventry's Hub, and so could include:

- Welcome and information desk
- Coffee bar and social space
- Possibly: a 'food court' for fast food meals
- An advice centre and careers office
- A live music venue
- A medical centre for students
- A multi-faith quiet area
- A fully-equipped multimedia studio

- Possibly: desk/office/workspace areas to encourage student enterprise

Some of these functions could be accommodated in the main new UA 92 campus near Old Trafford. Some could be shared with the local community, although booking and access arrangements would have to be clear.

### **Views of the Cinema Theatre Association**

The CTA believes the listed Longford/Essoldo cinema has considerable historical importance: the iconic Chester Road façade is internationally famous, and the building represents a major work by an important Manchester architect.

Accommodating a 'student hub' could offer the building a vibrant new future, and provide the funding to restore its historic features. Equally there looks to be a tension between the needs of a student hub for many smaller rooms and spaces, and the architectural quality of the large undivided auditorium.

The brief and design of the centre must be carefully considered. The CTA urges Trafford Council to adopt the following principles:

1. Stretford public library should remain in its current building in Kingsway, and not move into the Longford/Essoldo. The library is an attractive neo-Georgian building from 1940 which can be adapted to modern needs.
2. The Longford/Essoldo's historic exterior facades must be fully restored, funded by the wider University development. The Chester Road façade should have its faience tiling and entrance canopy and doors reinstated to their original appearance.
3. The main space of the cinema's auditorium should be retained with its historic detail fully restored. This means keeping intact the proscenium, stalls, and front circle areas to be read as a single space.
4. Ideally this space should be used for some mix of entertainment, film, and performance activities. Cinemas can be ideal music venues. If a flat floor is needed in the stalls area this should be reversible, and built over the existing one.
5. Historic spaces and details in the foyer area should be retained. These areas could work well for reception, information, and coffee bar functions.
6. Smaller rooms required for the student hub could be built underneath the current circle, where it looks as though historic detail is less dense. If required, the stage area and block could also be sub-divided. There may also be some scope at the rear of the circle, if carefully designed.
7. If more accommodation is needed, it could be provided in a new block on the corner of Edge Lane and Chester Road. The cinema's brick exterior was never intended to be seen, and so opening up this view is not essential.

Please do keep the CTA informed on the progress of this project, and we are happy to assist in any way we can. We are happy to meet the Council or its agents on site, and discuss the issues and options for the building in greater detail.

With best regards,  
Yours sincerely,

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I am a resident of the Gorse Hill area and Longford ward. I live very close to the proposed new UA92 campus on Talbot Road.

Firstly I would like to make it known that I am opposed to the development of the Kellogg's Site and the building of a university campus in Stretford for a number of reasons which I will layout below.

### **The consultation process**

To begin, the consultation process has not been long enough or in depth enough. The plans came as a surprise to many and appeared fully formed with talk of commercial partners in place and prospectuses printed. At the same time we were being told that uA92 is NOT a done deal and the council is listening.

After attending the final meeting at Stretford public hall, Simon from Lancaster university talked strongly of courses designed, prospectuses printed, students attracted and exciting commercial partners revealed. He would share the course details with us in the New Year. Talk of local jobs, opportunities for locals to attend university etc felt like hollow rhetoric especially when these 'plans' are still supposed to be under consultation.

I attended a consultation meeting at the Public Hall and was shocked that the university itself was never mentioned - we never had an opportunity to discuss why the university had been decided on, how/why the Talbot Rd site had been chosen (what discussion had been had as to the impact this would have on an area already far too busy with football and cricket foot and motor traffic).

Despite being assured that nothing was a 'done deal' seeing that the university have already started to advertise and appoint Chancellors and even attract students.

The s-system of the public meetings with separate tables and different 'listening' facilitators was flawed and did not allow the community to hear other people's views and as a whole the agenda was controlled largely by Trafford council. The introductory leaflet was light on detail. It listed a number of aims without any suggestion as to how they would be achieved. A summary of the key proposals on the final page of the leaflet read more like declarations of what will happen rather than the start of a conversation.

The council's online survey did not appear impartial; each question seemed weighted towards the positive. Also inference that anyone with concerns about the proposals

was not brave. We were told that 800 people had completed this survey at the time of the Gorse Hill residents meeting at Trafford Town Hall on 4th Dec 2017 and 75% were in favour. Stretford has around 20'000 residents so this does not equate to the 'positive' response from the community we were informed it was.

I do not feel that the council's consultation process is robust and request that we enter another phase, with a new, unbiased questionnaire. Would like to see the plans (particularly the university itself) put on hold until residents are happy with the consultation process. The whole process needs to be more detailed and inclusive throughout.

There were also many gaps in information and a lack of answers to questions: a lot of people entered the consultation process with an open mind and with questions for which they'd like reassurances. However concern grew during the consultation over information that was not made available. Some extra information emerged during the process and some parts were altered. Information given to individuals asking questions could be inconsistent.

At the Gorse Hill residents meeting at Trafford Town Hall on 4th Dec 2017 the only answers we received were that 'we will take that on board' with the focus then moved to take other questions from the floor. No notes were officially taken at this meeting so how can these joints be 'taken on board' or even taken forward officially.

The quality of facilitators at each consultation meeting could vary, which became confusing very quickly. If Lancaster can confirm Microsoft as a partner at this early stage why can we as residents not be given the same kinds of detail that Microsoft must be party to. Impact studies have not been undertaken, traffic reports not produced, environmental assessments not completed etc. We as residents of Trafford need more information on how money is to be invested and the impact of these proposals before any consent can be given.

### **UA92 Campus Proposals**

I oppose the UA92 proposals as I feel that they would disproportionately and adversely affect the immediate local community in Gorse Hill and then Stretford as a whole. Bringing a new 'market' to Stretford looks like opportunistically forcing an investment opportunity into a small functioning community with no idea how it will work and what effect it will have.

I have invested savings and my future into living in this area and bringing up a young family. Many others are seeing this too as a viable option and Gorse Hill is beginning to grow as a community and as an asset to Stretford. I am particularly concerned about student lettings and HMO properties and the effects of a large transient community upon our fledgling one. Already this year more young families have entered the area and investment in housing is being made and communities and connections forged.

I sense a reduction in this if the UA92 campus is built. Simon from Lancaster University talks of local youth attending the University but still admits the costs will be

£9,000 a year. Stretford and Gorse Hill is predominately a working class area so these claims make no actual sense above being marketing speak. The costs do not work for a lot of families.

With regards to possible student housing, I request that a licensing system be established. We need control over both HMO's and shared housing schemes which are a threat to our local community's cohesion is imperative if this project does actually go forward. This would help allay fears and safe guard our communities from severe unnecessary disruption.

I also request that traffic, environmental and economic impact studies are undertaken before approvals given and the results published openly discussed with the local community as:

We play host to LCC, concerts, matches and functions. Host the start/finish of most Manchester road running events. Host Manchester United with its many inconveniences regarding travel on match days to and from our homes. Talbot and Chester road are huge commuter routes in and out of Manchester without the added influx of a large number of students and staff before factoring in the already existing Trafford Collage. Having attended the consultation I don't have the feeling that any of this was taken in to consideration when choosing the Talbot Rd site. In fact I was told that it was chosen simply because it had 'come up'. The council needs to look at the extra impact this will add to an area already swamped by people visiting from outside the area - and then let the residents know their findings.

I request that Trafford council also publish the funding model for the campus. I understand that UA92 is a private enterprise but the funding model lacks detail. More clarity is needed on this.

Has the University been stress tested so data is known on its viability? These are questions that were not answered at consultation meetings. What if the proposal of the campus fails? What would happen to the campus, the student accommodation etc? What money would the council lose in this situation?

Could we see the data on whether there is a market for an additional Higher Education facility in the area- given the proximity of Salford University, MMU and the University of Manchester?

Some information on the courses offered and if/how they're unique, I hear that the project has already been added to the Council's Risk Register as a high risk and I have yet to be fully convinced that this project is viable.

Finally there is no community offer being talked about in regards to these camPus proposals. I also believe that over the last few months the Council has offered insufficient evidence regarding how this package of proposals will provide a net benefit to people currently living in the area. I would therefore suggest that the Council review the feedback received and draw up a set of proposals that are subject to further consultation.



A number of ideas put forward during the consultation that demand serious consideration include:

A Stretford Pledge- a contract between the Council and Stretford community- where employment and training opportunities for local people are prioritised.

The Council need to demonstrate how it would meet the demographic pressures this proposal would create from protecting and enhancing our local environment to meeting the demand for local health services.

### **Lacy Street**

I object to the building of a student village on the Lacy Street site or anywhere else. I think that it is another example of forcing an economic regeneration idea upon an existing community. Again, like Gorse Hill the rest of Stretford is an organic growing community. Having so many people living in one small area leaves many unanswered questions regarding this proposed development. What are the community benefits aside from a night time economy?

There is a lack of official evidence that this new 'market' as it has been reared to during the consultation meetings will have a regenerating effect on Stretford. I do not believe that an increased student population will increase spending in the area. In fact it seems obvious to me that any students living in Lacy Street would bypass the Mall and head straight for Manchester City Centre on the tram.

Stretford needed investment that directly benefit item current local communities and think of them first not a proposal that requires new markets be created first with the hope that regeneration then follows on. Stretford is already undergoing change and its demographic is changing. Can this not be nurtured to create a space we all want to live in without bringing in 1000's of extra people?

I worry about the feasibility of businesses that Trafford council hope to attract make money from the students when they only study for 8-9 months a year? What happens during the down time that inevitably comes with a transient student population? What is the research conducted on night time economies and their benefits?

I also have concerns for local services such as doctors etc and the local public transport systems and road networks. I think that the existing community would be put under a lot of extra strain for which the council has not published any reports or findings or proposals. The development does not fit into the local skyline and is of a style of architecture that I understand Stretford was looking to move away from. This being confirmed through the proposals to demolish a portion of the current Mall. The manager of the mall seemed to think that if you build the accommodation the footfall will increase.

I lived in Stretford as a student in the early 1990/s and did not ever use the mall as having a fast tram link to the town centre meant that all my needs were met by an attractive and populous metropolitan city centre only four miles and 15 minutes travel

away. The current condition of the mall is a barrier to footfall increase from young people/students as the markets they are looking to access are already in place and established within Manchester's growing city centre. The mall manager confirmed that investment in refitting the inside and outside of the Mall would not take place. The mall currently serves a section of our local population and has a lot of room for improvement but I think that it is deluded to gamble on the student accommodation impacting heavily in its favour.

Will the developments have impacts on locals through reductions in light levels? Noise, parking, etc Can assessments be published on these too.

Also I am concerned about the impact on local stakeholders and business in the area under the proposed CPO's. What contingencies have been made and will the CPO's even be successful?

Land along the A56: There are a number of attractive greenspaces put forward as potential redevelopment slates along the A56- particularly on either side of St Ann's Church and adjacent to the junction with Derbyshire Lane. A number of attractive, mature trees are situated on these sites- adding to the street scene and also helping to tackle air pollution. These sites must be retained as attractive green spaces.

I believe the library should remain where it is.

I feel that the work on the A56 was a wasted opportunity. More thought should have been given to cycling networks/ cycle lanes and less to cars. The road should have been made one lane narrower - the 3rd lane could have then been used as a cycle lane. This should still be considered. It would be good for more consultation to take place about what residents would like to see happen at the Edge lane/Chester road interchange as this road serves Stretford in two and does not help with community cohesion/use of existing infrastructure/resources.

### **The Leisure Offer**

I'm worried about the Leisure centre being subsumed in to a student campus. What Guarantees do we have that the local population will have the same access as they do now? How will the new slates deal with increased numbers of users? Will all facilities that are Available now still be available (specifically family friendly ones)? The new site is harder to access via public transport - has this been considered?

Turn Moss - lots of questions have come up about access to the football pitches by local residents - will these be available to local resident or Just Salford City? How will draining this area work - will flooding be displaced elsewhere?

### **The Essoldo**

I didn't have a sense of any real ideas for this site. I would like to think this would be redeveloped with local resident In mind rather than the students. I would like to see this redeveloped at part of the opening up the canal side and I would like to see something similar to Sale Waterside.

## **In conclusion**

I do not agree or appreciate the councils all or nothing approach to Stretford's Masterplan. I do not feel that a university will be a good addition/asset to the area and would like to see this proposal shelved.

I would be very excited to see new consultations with the whole local population regarding redevelopment of the Mall/Essoldo/Canal-side and the A56 to really open this area up – with local needs for a family friendly 'night time economy' and transport issues taken in to account.

I would like to see investment in leisure facilities for the local residents - rather than with students in mind. I would like all leisure facilities to remain owned by the public.

I would like there to be consultation about what should be done with The Mall - including the possibility of knocking it down and building something new and more modern.

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## **Trafford Cycle Forum response to the Refreshed Stretford Masterplan**

Trafford Cycle Forum are unable to support the proposals in their current form as there are no commitments or even aspirations that are sufficiently well defined to give confidence that tangible benefits will be delivered.

Unfortunately the consultation materials only use general terms to discuss vague aspirations, without ever clearly setting out what Trafford will either do or seek to achieve, especially with respect to our primary objective which is to enable more people to cycle or shift from driving to walking or using public transport.

Confidence in the consultation materials is further reduced as the works already done at the A56 / A5145 junction are repeatedly described as "improvements" when in reality the removal of grade separated crossings means the only option now is a series of time consuming and polluted surface crossings.

The new crossings can be uncomfortable as a fit and healthy adult, and problematic if infirm or supervising children. They would have been a welcome addition however they are not an appropriate substitute, as confirmed by the specifications in the DfT DMRB IAN195/16 (Table 2.4.2) [ [link](#) ].

The paint-only advisory cycle lanes also fall short of the specification (in Table 2.2.2 "Minimum provision for cycle routes") and the southbound route now forces all but the most battle-hardened riders on to the footway then people are forced to rejoin the carriageway at the mouth of a junction where riders are at risk of being "left-hooked" by drivers turning into the side-road or the subsequent bus-stop lay-by.

To continually describe these works as improvements is at best unhelpful and could be considered inappropriate. Along with the misleading imagery used in the earlier

consultation this description undermines confidence in the integrity of items only vaguely described in the refreshed masterplan documents.

These previous works were justified by highlighting the support garnered by the misleading imagery (most people thought the subways were going to be replaced with elevated crossings) and leading survey questions, and we are concerned that the current consultation is also flawed due to its vague and sometimes conflicting information - e.g. the Essoldo building being described as for student use with this also described as a myth.

It was also alleged that elderly people had complained about the subways yet our experience is that they were used by people of all ages, with elderly people reporting that they found them comfortable and effective. The current consultation materials state that the area has "relatively higher numbers of children and adults between 25 and 44 years" and the introduction of a student campus and accommodation is likely to further accentuate this demographic profile.

Therefore we feel that more should be done to enable active, healthy and independent travel, to benefit the area and its population whilst also directly addressing the following priorities from the GM Strategy:

Priority 2: Young people equipped for life

Priority 5: World class connectivity that keeps Greater Manchester moving

Priority 7: A green city region and a high quality culture and leisure offer for all

Priority 8: Safe and strong communities

Priority 9: Healthy lives, with quality care available for those that need it

Priority 10: An age-friendly Greater Manchester

The refreshed masterplan's online survey requires people to offer a view on several sub-items at once, so there is no way to easily express support or concerns for an individual sub-item. The survey is further compromised as for each question there's the choice of three support options along with just one disagree option. This blunt approach is likely to provide limited insight and result in a response bias. By comparison, the current Oldham masterplan consultation has clear proposals and unbiased questions. It is also a concern that Trafford's online survey is anonymous. Consequently we feel that its results should be interpreted with caution.

Please note our responses below to quotes (in *italic blue*) from the Refreshed Stretford Masterplan document.

### *1. Introduction*

*The completion of the phase 1 public realm improvement works at the A56/Edge Lane junction will enable the delivery of future improvements along the A56, Kingsway, Edge Lane and at the A56 gyratory.*

These future improvements should be described in more detail to address the concerns described above.

### *2. Stretford in Context*

*Stretford Mall, which dominates the core of the Town Centre.*

Stretford is mostly dominated by the A56 and the other main roads that carry high volumes of motor-traffic. More work should be done to evaluate how much of this is through-traffic and what can be done to reduce the severance and pollution it creates, especially if it offers little if any benefit to Stretford.

Due to the high-volumes of motor-traffic on the A56 and the A5145 there is a clear need for protected cycling facilities. High-quality proposals should be developed then delivered as soon as possible.

### *3. The Refreshed Masterplan Area*

#### *Figure 2: Refreshed Masterplan Town Centre Area Boundary*

The masterplan area should be extended to include the Trans-Pennine Trail (it currently stops just before it) and Hawthorn Lane/Road, or there should be specific commitments to integrate and improve them, as gateway features and to develop the existing quiet route between the proposed Lacy St development and the Trans-Pennine Trail which directly links to Turn Moss.

#### *Figure 3: UA92 Innovation Corridor*

To create more capacity and enable more walking and cycling there should be a commitment to at least investigate and aim to deliver a new motor-free route within Metrolink's land between the Stretford and Trafford Bar stations. This would provide a healthy route from the proposed student accommodation at Lacy St and the proposed campus on Talbot Rd, where a direct connection to the site is possible. It is imperative that this route continues to Seymour Grove so through-cycling is facilitated by and attracted to this route.

As it may take some time to deliver the above, and especially if at this stage it is not possible to guarantee its delivery, the refreshed masterplan should also include an acknowledgement of and commitments to improve the existing cycling (and walking) route from Edge Lane to Talbot Road (via the Stretford Metrolink car park, Stephenson Road, Renton Road, then Gorse Avenue, Crescent and Drive).

### *4. Vision and Objectives*

*'To transform Stretford Town Centre and the surrounding area into a prosperous, vibrant, attractive and safe destination...'*

Bold actions will be required to achieve such a transformation, yet the proposals do not commit to the level of intervention required. To improve Stretford Town Centre and the surrounding area the refreshed masterplan must provide bolder actions and more detail as to how these will be delivered.

*To achieve the Vision identified for Stretford:*

*The Town Centre will be highly accessible with excellent public transport links and attractive pedestrian and cycle routes.*

*The UA92 campus quarter will... deliver improved connections with the Town Centre via an enhanced route along the A56 and Talbot Road forming a new innovation corridor.*

*MO4: Delivering improved public realm across the Town Centre to: provide enhanced pedestrian and cycle routes*

These elements of the Vision are welcome however there isn't enough detail to be assured that the improvements will be meaningful and effective. Any walking and cycling improvements must be of sufficient quality to support the objectives set out in the recent GMCA Made To Move report. To achieve the level of improvements required for Stretford, the refreshed masterplan should include references to the Made To Move report and commitments to align with and support it, especially its steps 1, 5, 11 & 12 (detailed below).

#### *5. Current Policy Framework*

*The refreshed Masterplan will support the delivery of [various national and Trafford policies].*

Commitments to deliver in accordance with the listed policies is welcome. The masterplan should also commit to align with and enable delivery of the various related GMCA strategies.

*Core Strategy Policy W2.6 identified the following actions for the successful delivery of regeneration in Stretford Town Centre:*

*Public realm enhancements and accessibility improvements around the A56 Chester Road - A5145 Edge Lane / Kingsway junction and between the town centre and the Metrolink station;*

As mentioned above, these roads carry so much motor-traffic that protected cycling facilities are required. The masterplan should commit to develop and deliver suitable schemes as soon as possible.

#### *Trafford 2031 - 4. Co-designing and co-producing services*

The revised masterplan document was developed with limited if any community involvement. Trafford Council should revise the document before seeking its approval, if necessary delaying approval of some elements to enable further engagement and cooperation.

#### *6. Building on Stretford's Assets*

*Stretford's assets include:*

*A strong local community*

The local community is resilient however it could be much stronger - if the negative impacts of high volumes of motor-traffic can be mitigated. The masterplan should clearly specify this as an objective and provide more detail to describe how this can and will be achieved.

#### *Accessibility by road, public transport, bike and foot*

Access by bike or on foot is currently done on a needs-must basis, and this must change in order for walking, cycling and Stretford as a whole to be made more attractive. Stretford is ideally located to gain maximum benefit from modal shift so the refreshed masterplan should provide more detail, especially to confirm that walking and cycling improvements will be of a sufficiently high-quality to enable more people to travel healthily and sustainably.

#### *7. Challenges and Opportunities*

*Movement and Highways*

*The A56 is a major arterial route thorough Trafford. It cuts through the heart of the Town Centre and severs [the area].*

*The layout and physical environment along Kingsway and Edge Lane further acts as a barrier to effective pedestrian and cycle movement. As a consequence the highways infrastructure and associated traffic dominates the Town Centre environment.*

To address these challenges the masterplan should embrace the ambition in GMCA's Made To Move report and highlight the opportunity to radically transform Stretford's highways environment.

#### *8. Illustrative Refreshed Masterplan*

*A Processional Route will be created... from the Old Trafford Metrolink stop... to The Quays / MediaCity:UK area. The route will comprise high quality surfacing, enhanced green infrastructure and appropriate provision for walking, cycling and vehicles.*

This is already a well-used cycling route, despite previous improvements being of a patchy standard. A consistently high-quality cycling route would enable many more people to use this route, so cycling must be prioritised within this provision.

*A new green route will be delivered along Edge Lane from the A56/Edge Lane junction to Turn Moss Road.*

It's hard to envisage a 'green route' on Edge Lane due to the high volume of motor-traffic on that corridor. This route is crucial for cycling as it links many areas of North Trafford and South Manchester, and obviously cycling is not permitted on the parallel M60 motorway.

High-quality protected cycling infrastructure is required on Edge Lane so the refreshed masterplan should clearly indicate a desire to deliver this, and commit to progress its delivery.

#### *Figure 4: Stretford Town Centre, Illustrative Masterplan "Essoldo - retained as a student hub"*

This item is the most obvious contradiction, cited as an example as "*Myths: The Essoldo building will be a student facility*" appears on Slide 8 of the November 21 presentation (available at:

<http://www.trafford.gov.uk/residents/community/partnerships-and-communities/consultations/stretford-masterplan/docs/Stretford-Town-Centre-Masterplan-Presentation.pdf> )

It has been challenge to try to decipher what the refreshed masterplan wants to or will deliver. A further revision should be created, ideally in cooperation with local residents and other stakeholders, then support - including public support - should be sought for this revised document.

#### *Figure 5: UA92 Campus Quarter and Innovation Corridor, Illustrative Masterplan*

This highlights the potential benefit from a dedicated walking and cycling route between the two UA92 campus sites, which could be facilitated by a route on Metrolink land. The refreshed masterplan should commit to develop a new high-quality motor-free route between Edge Lane and Seymour Grove, to provide better

access to and between the two UA92 campus sites, and also to benefit the wider community and area.

To enable better connections with the wider area, the “Processional Route” should also include improvements to the crossing at the Old Trafford Metrolink station and for the route from it to Chorlton which forms part of National Cycle Network route 55.

#### *9. Town Centre Public Realm and Movement*

*Stretford Public Realm and Movement Strategy... identified... the following areas of opportunity:*

*A56/Edge Lane Gateway...*

*A56 Corridor...*

*New King Street and Barton Road...*

*A56 Southern Gateway...*

The works delivered and proposed so far have not been sufficiently bold or detailed enough to enable the required improvements or confidence that they will be forthcoming. The revised masterplan should seek to address this by presenting bolder and more detailed proposals to tackle the issue of too much motor-traffic which has blighted Stretford for decades.

*Future phases of public realm works will seek to deliver further improvements to... cycle movement*

As detailed above, the revised masterplan should include bolder and more detailed proposals.

*The successful implementation of the phase one works...*

As detailed above, the phase one works do not appear to have delivered significant benefit for walking and cycling, so to continue describing them as a success undermines confidence in the refreshed masterplan’s nonspecific proposals.

#### *10. Development Opportunities*

*Figure 8: Town Centre Development Sites*

*Site 6: Former Boatyard Site, Edge Lane*

*Site 7: Royal Canal Works Site, Edge Lane*

A route on the eastern side of the canal under Edge Lane, complimenting the proposal for a new bridge across the canal to the south of Edge Lane, would reduce the amount of through-traffic on the western towpath which has a bad pinch-point where it passes under Edge Lane.

The refreshed masterplan should identify the potential for a motor-free link between these two sites so people can access the Metrolink station without needing to use the surface crossings on Edge Lane. Ideally this link would also support through-cycling to enable a continuous route from the Bridgewater Way to Talbot Road.

If the above is not feasible then a new bridge should be installed over the canal from the rear of the Essoldo to the Metrolink car park, so the refreshed masterplan should identify this and ensure the required land and investment will be available.

*Site 16: A56 Gyratory*



Cycling must be prioritised in this proposed remodelling as the location forms a crucial part of the network. We are not aware of any interaction with cycling groups so are concerned that previous mistakes may be repeated and opportunities could be missed. The refreshed masterplan should make a clear commitment to work with stakeholders such as Trafford Cycle Forum at an early stage of the process, to ensure the remodelling is done in such a way that will enable more people to cycle, in safety, in order to deliver the policy outcomes that Trafford and its GM partners are committed to.

#### *Figure 9: Development Sites Outside the Town Centre*

##### *Site 1: Kellogg's Office*

##### *Site 3: Former B&Q Site*

As detailed above, these sites can and should be connected with a motor-free link adjacent to the existing Metrolink lines, forming part of a longer motor-free route between Stretford and Trafford Bar Metrolink stations. The refreshed masterplan should identify this opportunity and commit to develop the proposal.

##### *Site 10: Itron*

There is a specific need to release some land at the corner of Talbot Road, the A56 and Christie Road to enable safer and more comfortable walking and cycling movements on both the footway and the inside lane of the A56. There is also a need to improve the crossing of Christie Road and reduce or prevent rat-running from Gorse Avenue which is an increasing problem. Any development at this site should be subject to conditions that enable these improvements.

##### *Site 12: Turn Moss Playing Fields*

Although not mentioned in the main document, the proposal for a walking and cycling leisure loop is welcome. Again quality is crucial as are the links to the Trans-Pennine Trail, Hawthorn Lane and Longford Park. A new "green route" is mentioned but without any further detail it's impossible to know what this means. The refreshed masterplan should provide further detail and commit to involve local residents and stakeholders in the design and approval processes.

#### *11. Design Guidance and Sustainability*

*...a consistent urban design approach within Stretford should: enable ease of pedestrian and cycle movement;*

This proposal needs to be a "must" rather than "should", and attention must be given to ensure it is heeded.

#### *Taller buildings should be located in areas that emphasise major landmarks.*

There are advantages to developing with density near to sustainable transport options such as the Metrolink or a high-quality cycling route, however care must be taken when considering the placement of tall buildings close to the public highway. Any tall buildings must be set back from the highway by a sufficient distance to ensure that people cycling are not adversely affected by unexpected sidewinds, and to ensure that comfort levels on nearby footways are also not adversely affected, especially if heavily used or designated shared-use.

*SP3: There should be a focus on reducing the need to travel by privately owned vehicles and improving linkages with public transport infrastructure, cycle networks*

*and pedestrian routes. A range of facilities should be provided to allow people to work, live and socialise in the local area.*

Reducing local people's need to travel is welcome, however in this location there is more to be gained by reducing everyone's use of and dependency on privately owned vehicles. Again, the refreshed masterplan needs to make bolder commitments to provide attractive and effective sustainable alternatives to motor-travel.

## *12. Continuing to Deliver the Masterplan*

*The Stretford Masterplan Panel, a business and community representative body, was also established in 2015 to act as a consultative body for the Working Group.*

Trafford Cycle Forum have not been made aware of or invited to participate in this body - this should be rectified at the earliest possible opportunity. Our next forum will be held on 30th January 2018.

## *Key Actions for 2017-2022*

*development of land within Council ownership, including land potentially released by public realm improvements.*

It's hard to imagine how a reduction in the amount of public realm could possibly benefit an area that is blighted by 50,000+ motor vehicles being driven through it every day. It is also very disappointing that there is no specific key action to tackle this, with " *Delivery of future phases of public realm improvements* " causing concern rather than inspiring confidence. The refreshed masterplan should include key actions to address this.

In summary, we believe there is a lack of detail or clear commitment to high-quality improvements for active travel. Therefore, if elements of the UA92 proposals are time-sensitive Trafford Council should consider approving just these elements in February 2018 along with a commitment to embark on a process to co-design and co-produce a further revision of the masterplan with local residents and stakeholders.

Following the recent publication of GMCA's "Made To Move" report [ [link](#) ], the refreshed masterplan should make reference to it and commit to embrace and support it, especially these 4 of its 15 steps:

1. Publish a detailed, Greater Manchester-wide walking and cycling infrastructure plan in collaboration with districts in 2018.
5. Ensure all upcoming public realm and infrastructure investments, alongside all related policy programmes, have walking and cycling integrated at the development stage.
11. Prioritise investment based on the measurement of people movement, rather than motor-traffic, and integrate with a new street satisfaction index.
12. Ensure local communities are engaged and supported in the development and use of new infrastructure and programmes.

We very much support the Commissioner's mission statement that "Riding a bicycle or crossing a street should not require bravery", and we also agree that: "Not only must we create a joined-up network that spans the city region, it must be something a 12-year-old would choose to use" - which is particularly relevant for the A56 and

A5145 routes as they are the only direct options due to the nearby motorway, river, canal and tram lines.

The refreshed masterplan should boldly commit to creating cycling routes that are suitable for children to use and will be part of a coherent GM-wide network.

To reinforce the urgency of the situation and the potential benefits that more walking and cycling would deliver, we end this response with two phrases from the Made To Move report's conclusion:

"There is so much to be gained by changing how we move around our city region. Health, pollution, congestion, public safety and climate change."

"These are the biggest problems facing our region – and our planet – today. Evidence shows that by changing the way we travel, we can have the single biggest impact on all of these areas and in the process create a happier, more vibrant place to live."

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TRAFFORD  
COUNCIL

# **PART 7:** **YEAR 11** **QUESTIONNAIRE** **FEEDBACK ANALYSIS**

**Q4 A new university, University Academy 92 (UA92), is planned for Stretford. It will help young people get into careers in the world of sport, media and business. It is backed by Lancaster University and a group of ex-Manchester United players known as the class of 92. You can find more information at their website at [www.ua92.ac.uk](http://www.ua92.ac.uk). What do you think about this idea?**

Answered: 103 Skipped: 1

#	RESPONSES	DATE
1	I think that it is brilliant as it focuses on specific things to support and give students a hand in careers in sport, media and business.	12/19/2017 10:16 PM
2	Its good because if its backed by ex Manchester united players they could help students decide what career they want to in sport and they can achieve that goal.	12/19/2017 7:47 PM
3	I think it is a good idea because it will be easy for local students in stretford to go to once they finish school and also for the community to access the sports section.	12/19/2017 3:56 PM
4	I think the idea of this is good because it will help young people with what they want to actually do in their life and it also will help them have a successful life when they grow into mature adults.	12/18/2017 10:02 PM
5	I personally think that this idea is amazing as it gets young adults prepared for their careers and it is also close to home which will make young adults go university.	12/18/2017 5:21 PM
6	It is a very good idea and an opportunity for the next generation to succeed and especially those who have interest in sport ( most of my friends) it is a benefit having such initiative in the local area	12/18/2017 3:22 PM
7	I think it is an excellent idea	12/18/2017 3:04 PM
8	very good	12/18/2017 2:52 PM
9	I believe it would be good for the local area and economy, however with there being local universities of MMU, Manchester and Salford, wonder if it is unnecessary.	12/18/2017 9:29 AM
10	I think it is a great idea! I say this because we need more localised universities rather than one main one which is very competitive to get into.	12/18/2017 9:28 AM
11	it's brilliant and a great opportunity	12/18/2017 9:28 AM
12	Its Fantastic	12/18/2017 9:27 AM
13	I think it is a very intelligent ideas As it would help students that have skills and are very clever succeed in their life and even progresss there learning to a great and higher extent	12/17/2017 11:18 PM
14	I think this is a great oppurtunity for not just the people who want to go further in higher education but for the local people as they will have access to services that wasn't there at first.	12/17/2017 11:02 PM
15	I think it's quite genius as it will be easily accessible	12/17/2017 10:44 PM
16	Gaboozaled	12/17/2017 10:31 PM
17	I think this idea is a very good idea just because it can get everybody involved into something and it can also give them a better opportunity of something they want to do in the future	12/17/2017 9:05 PM
18	very good	12/17/2017 9:05 PM
19	I think this a great idea because influences young people to partake in activities that they enjoy and further their experiences	12/17/2017 8:53 PM
20	I think it is a great idea,I also think the venues around it (Old Trafford Football ground/cricket) will have to be further upgraded due to the increase in people.There will also be a lot more traffic but it is for the better.	12/17/2017 8:50 PM

## YOUR SAY on Stretford Masterplan

21	In my opinion i think that is a really good idea because not only will it improve people's education it also will make the area lively	12/17/2017 8:45 PM
22	I dont like this idea because it is going to put more stress on local transport and also theyre knocking down a post office next to me just so they can build residential for the students to stay in.	12/17/2017 8:25 PM
23	I think that the idea of having a new university academy based in Stretford is a great idea. Having access to a school that centres around sport, media and business would be of great value to myself for example. I want to study photography in college, which is a form of media studies. Besides myself, I believe that the idea of having a school that helps Stretford members hone their business skills is exciting. The university could greatly help Stretford achieve a sense of diversity, as welcoming in more people to study at this school is affirming and beneficial to the whole of Manchester.	12/17/2017 8:10 PM
24	it is good	12/17/2017 8:02 PM
25	brilliant, it gives the next generation in stretford more opportunities. it will make stretford a lot busier and bring the community together	12/17/2017 7:21 PM
26	This is very great for people who want to persue their careers in media and pro sports	12/17/2017 7:00 PM
27	A university in stretford would be a big step, its a good idea	12/17/2017 6:43 PM
28	In my opinion this is a very good idea as it leads young people into the right path for their future.	12/17/2017 4:57 PM
29	This idea is absolutely incredible as it will educate us children on our future dreams and abitions	12/17/2017 3:01 PM
30	Very interesting	12/17/2017 1:23 PM
31	It will help people young people and will bring a very big positive impact to the community	12/17/2017 1:18 PM
32	i think this idea is brilliant for the future and the youth	12/17/2017 12:20 PM
33	It's sounds like a great idea	12/17/2017 12:17 PM
34	I think it is a very good idea and beneficial for others.	12/17/2017 12:02 PM
35	its a great way for people interested in those subjects to have a university which is also close to home if they live near	12/17/2017 11:50 AM
36	it is good because you are allowing people to do more things	12/17/2017 11:13 AM
37	Its good for a local uni	12/17/2017 10:57 AM
38	It will be a good university for us to go to	12/17/2017 10:50 AM
39	i think its a tremendous idea	12/17/2017 10:05 AM
40	Very good and beneficial for young people who want to further those careers	12/17/2017 3:04 AM
41	It's a new, fresh approach to the Stretford area and I think it will be very popular within that area.	12/16/2017 10:47 PM
42	Its a very cool, beneficial idea.	12/16/2017 7:19 PM
43	I like this idea of Trafford trying to widen the range of opportunities young people get to take I think it is a very good idea as people can now stay home and not waste money on student accomadation	12/16/2017 4:31 PM
44	i don't like it	12/16/2017 2:01 PM
45	This is very helpful because it will Elphinstone a lot of studentstuff get into career and get good jobs	12/16/2017 1:42 PM
46	i think is is great	12/15/2017 10:01 PM
47	It is an amazing because there is a university and now Trafford will have a full education they have got a school, college,unervirsty	12/15/2017 7:48 PM
48	Really good idea	12/15/2017 6:20 PM
49	This idea is great as more people will be able to go to university and help young people to do great things	12/15/2017 1:58 PM

## YOUR SAY on Stretford Masterplan

50	I genuinely believe this is a great idea to have a university more local and closer to me, I also really love the logo and colour scheme as it's very intriguing and creative! The focal point of sports and media is also great as more creative courses are a passion of mine	12/15/2017 12:34 PM
51	Highly approve, a very good plan	12/15/2017 11:16 AM
52	I think it will surely help people to get into carriers and help boost their knowledge and will be a place i would want to go	12/15/2017 10:23 AM
53	It's a bad idea as it should be for subjects like medicine and engineering.	12/15/2017 7:44 AM
54	It seems convenient and it would help lots of people in the area get to a university which doesn't take a long route to get to.	12/15/2017 1:15 AM
55	Very good idea, as it will be really appreciated by people in the stretford community	12/14/2017 11:48 PM
56	It's interesting and helpful for young people.	12/14/2017 11:06 PM
57	I think that it's a really good idea because it will open up a world of opportunity to the people of stretford.	12/14/2017 10:39 PM
58	yes its a good to have a university about how the business brought in Stretford and the local areas and how it will help the generation to achieve a scholarship in sport , media and business.	12/14/2017 9:44 PM
59	I think it's a great idea if executed correctly and appropriately.	12/14/2017 9:35 PM
60	I find it exiting and would be a great addition to stretford I however don't know how well it will work as a end product.	12/14/2017 9:17 PM
61	Good as lots of people find it hard to find a university	12/14/2017 9:03 PM
62	I think this idea is very helpful because it's help young people to develop their learning and be able to learn about things that they like and it makes them believe in themselves!!!	12/14/2017 8:02 PM
63	I'm not really sure as I didn't read that paragraph	12/14/2017 7:15 PM
64	This is an amazing idea. The ex Manchester United players will motivate a lot of youngsters and this is a specific university aimed at people who do want to go into sport, media and business so I think it is quite amazing	12/14/2017 7:13 PM
65	I believe it is a great idea to create a university so close to the local people of Stretford.	12/14/2017 7:02 PM
66	Brilliant idea	12/14/2017 7:00 PM
67	It is an amazing opportunity for young people in Manchester, especially Stretford, to get into careers leading to sport, media and business. As it is in Stretford it is much closer to some students who can not travel a far distance.	12/14/2017 6:23 PM
68	I think it is a great idea as I think Stretford needed this.	12/14/2017 6:08 PM
69	I think it is a Great Opportunity to develop Stretford in so many ways.	12/14/2017 5:36 PM
70	Good	12/14/2017 5:35 PM
71	it is good	12/14/2017 4:41 PM
72	I think it is a great idea but that will mean the traffic will be very bad this leads to lot of traffic jams	12/14/2017 3:21 PM
73	I think that it will bring a better local economy and more jobs to the area, in the long run I believe that it will be beneficial to Stretford	12/14/2017 3:01 PM
74	Great, Trafford would do well providing higher education in such new and developing areas.	12/14/2017 1:48 PM
75	I think it would be a great idea as it could boost the community and make Stretford more friendly , it would also be good as places like Stretford mall and the independent buisnesses in there , it would also be good as places like the park would be used more and houses would be filled	12/14/2017 12:04 PM
76	I think that it is a good opportunity for people to have so there a more pathways for the future that will be open for more people.	12/14/2017 3:00 AM
77	That sounds good,but I'm not really interested in the subjects (except business).	12/14/2017 1:11 AM
78	It will be good for younger people to know more about starting a business and getting a career.	12/13/2017 11:45 PM
79	it is very useful for things like education	12/13/2017 8:49 PM

## YOUR SAY on Stretford Masterplan

80	I think its a good idea especially because I personally want to go into photography and media since I enjoy it and I am interested in it.	12/13/2017 8:22 PM
81	I support it fully and may consider going	12/13/2017 8:21 PM
82	It seems like it would be a good idea, thst will help everyone in our community	12/13/2017 8:17 PM
83	I think it is an amazing idea and will be a great benefit to people in and around the Stretford community. I know I love sports and many of my friends do too and would love to have UA92.	12/13/2017 8:05 PM
84	Exquisite idea as I myself like sports and would like to develop a career in sports so if I were to apply for universities in the future, this college would be up there.	12/13/2017 7:45 PM
85	Exquisite idea as I myself like sports and would like to develop a career in sports so if I were to apply for universities in the future, this college would be up there.	12/13/2017 7:43 PM
86	I think it is a wonderful idea because experience people will help surport the University and improve it	12/13/2017 7:32 PM
87	good	12/13/2017 6:07 PM
88	I think it will be beneficial to our young society and might even put them on the right path for achieving there goal in life.	12/13/2017 4:27 PM
89	Good	12/13/2017 4:01 PM
90	I think its a great idea to help the younger generation in life.	12/13/2017 3:54 PM
91	I think that it will make people more determined as they have more opportunities, i think that it will be a good idea	12/13/2017 1:58 PM
92	I think that it is a good idea, as it will allow people from all different backgrounds to easily have higher education. I also think it will be easily accessible for everyone	12/13/2017 1:58 PM
93	i think that it would be very useful and allow people from more areas to get a university education and it would mean people wouldn't have to travel as far if they didn't have to go to manchester university	12/13/2017 1:54 PM
94	Wonderful that we are able to do this and help people get more clever.	12/13/2017 8:38 AM
95	It's a really good idea	12/13/2017 7:14 AM
96	This is a very good idea and I would like to be a part of it.	12/12/2017 11:41 PM
97	I think it's amazing idea that young people can jobs because it may get them in attuide to work and get in the routine this will help to get a better job in the future and the would have the experience of how it is like. mast majority of people love football this will encourage aswell as there ex football players. I personally think this would be exciting for me because you can make new friends and meet new people this will help to work anyone when you get a new job and it will stop people who try rob because they be getting a job and they and rely on a pay check.This My personal opinion and thank you.	12/12/2017 11:10 PM
98	good idea	12/12/2017 10:15 PM
99	It is phenomenal and just what the community needs.	12/12/2017 10:02 PM
100	I think the new university will be very useful. I think it's good that it's specifically helps people get into Sport, Media and Business aa that I know of there aren't any that specify in them areas, only in like science and engineering. I think it's a good idea, I may even go there myself	12/12/2017 9:53 PM
101	It would help a lot of people pursue their careers	12/12/2017 9:41 PM
102	It is brilliant	12/12/2017 9:38 PM
103	okay in principle	12/11/2017 11:52 AM



## Q5 UA92 want local young people to study at the university. How would having a university in Stretford make you feel about your own future plans for education or employment?

Answered: 102 Skipped: 2

#	RESPONSES	DATE
1	It wouldn't change anything for me specifically.	12/19/2017 10:16 PM
2	good because I would have a good chance of becoming a Nba player and what I need to do to achieve this goal.	12/19/2017 7:47 PM
3	Like there is a good support for me if I decide to study those subjects it offers because it's not far away from me and most other people living in Stretford.	12/19/2017 3:56 PM
4	It would make me want to plan for my future and it will make me want to choose the right choice in my life and career and it will also make me want to learn more in my education on what I want to study and do as I develop in age.	12/18/2017 10:02 PM
5	It would make me feel as if I can achieve my future plans and can go further with my education.	12/18/2017 5:21 PM
6	I think it would really help I would really look forward for it, especially because it's in my area!	12/18/2017 3:22 PM
7	It would be easy access because if we live nearby we will be able to get there fast	12/18/2017 3:04 PM
8	make me want to come to the university everyday and go over my work	12/18/2017 2:52 PM
9	I would not consider attending.	12/18/2017 9:29 AM
10	It wouldn't affect me as I have already found the university of which I would like to study in but for other people it would be a great benefit.	12/18/2017 9:28 AM
11	It gives me another option to consider in the future	12/18/2017 9:28 AM
12	Superb as it's very close to my home	12/18/2017 9:27 AM
13	It would make me feel at ease as the fact is a university nearby which already ticks off one reason that I would be able to get in to the university. It also encourages me to extend my progress and keep it going through my life until I receive what I intend	12/17/2017 11:18 PM
14	It would not really have a heavy negative impact on me as the courses they specialise have no connections to why I want to do in the future	12/17/2017 11:02 PM
15	It will make me feel great as it would be around the corner	12/17/2017 10:44 PM
16	Somewhat pleased	12/17/2017 10:31 PM
17	It could give people a higher chance of succeeding in life	12/17/2017 9:05 PM
18	more achievable	12/17/2017 9:05 PM
19	More efficient and have a greater impact on my decisions	12/17/2017 8:53 PM
20	I personally feel that it is great due to the great infrastructure around Stretford and if there are jobs available they will attract me as they are really close to home so it may be something that I look into in the future.	12/17/2017 8:50 PM
21	it would make me feel happy because I will not have to travel very far and it will make everyone feel positive	12/17/2017 8:45 PM
22	It could be a possible option to go to if I chose to go to university	12/17/2017 8:25 PM
23	I would definitely consider applying to this university, as I could easily reach the school with affordable time and money, and still have a means of getting home if need be.	12/17/2017 8:10 PM
24	that I won't have to move to go to university.	12/17/2017 8:02 PM
25	it is something I will consider but I would prefer to move away from home for experience purposes, however I believe it will draw people in from around the UK.	12/17/2017 7:21 PM

## YOUR SAY on Stretford Masterplan

26	Good to know their is a university locally that i could attend	12/17/2017 7:00 PM
27	more jobs, university will be closer to peoples houses so travelling wont be an issue	12/17/2017 6:43 PM
28	It would encourage me to go their as it is local and I want a career in the future.	12/17/2017 4:57 PM
29	I live quite near to stretford and this will be beneficial for the future events which i will experience suchas studying criminology	12/17/2017 3:01 PM
30	It is closer to my house so it is easier to get there	12/17/2017 1:23 PM
31	it could provide a university close to me so I am more likely to go to the university.	12/17/2017 1:18 PM
32	it will be better for many young adults because it means they can achieve a better future close to home.	12/17/2017 12:20 PM
33	It would make it easier for me as I want to go and study sport in the future and having a university much closer would allow me to further my education	12/17/2017 12:17 PM
34	It makes me feel excited towards my future plans/jobs.	12/17/2017 12:02 PM
35	comfortable knowing theres a uni so close to home	12/17/2017 11:50 AM
36	really happy	12/17/2017 11:13 AM
37	Good as I can stay with family instead of purchasing accomodation	12/17/2017 10:57 AM
38	Good	12/17/2017 10:50 AM
39	they will help me to succeed	12/17/2017 10:05 AM
40	It would help my career as the university is so close and may help with my plans for the future	12/17/2017 3:04 AM
41	I would consider it if it opens before I go to university and hopefully, if I do have the choice to go to it, would apply for it and hopefully get a place.	12/16/2017 10:47 PM
42	It would make me be more driven to thinking about university as a option for my future	12/16/2017 7:19 PM
43	I would more than likely start to think about actually going to university know before I wasn't so sure but if this happens then I am sure I would go	12/16/2017 4:31 PM
44	i wouldn't affect me in any way	12/16/2017 2:01 PM
45	Because I have motivation	12/16/2017 1:42 PM
46	i think it would be easier as you would not have to travel far	12/15/2017 10:01 PM
47	happy	12/15/2017 7:48 PM
48	Good because it'll be close to my house so I won't have to move away from my family and still stay close to them	12/15/2017 6:20 PM
49	i would love it as a live near stretford this university would be closer to me and i might come to that uni	12/15/2017 1:58 PM
50	It would really motivate me to go to university as being surrounded by all these students would inspire me to further my education and take control of my career plans just as they have done.	12/15/2017 12:34 PM
51	Because i live near stretford, it may sway my plans to go to Manchester	12/15/2017 11:16 AM
52	I want to be an engineer i need a uni to go to that isn't far this will be a great opportunity	12/15/2017 10:23 AM
53	It makes me think about how far I have to travel in the future if I get my chosen course.	12/15/2017 7:44 AM
54	It would make me more confident knowing that more people in my area are going through the same routes as I.	12/15/2017 1:15 AM
55	If there is a university in stretford i would look forward to go to it	12/14/2017 11:48 PM
56	It would make me feel amazed as Stretford is a great area for education.	12/14/2017 11:06 PM
57	I think it would make me feel more confident about my future knowing that they would give me a good education.	12/14/2017 10:39 PM

## YOUR SAY on Stretford Masterplan

58	Young people will benefits a lot from the university in Stretford as it is in a local area that has a lot of sport history behind it and can help the children to keep of the street and into full time education and employment.	12/14/2017 9:44 PM
59	It would give us more confidence knowing we have support for education in our future and feel as if we're not left out.	12/14/2017 9:35 PM
60	I dont think it would make much difference as there are already 3 universities in Manchester.	12/14/2017 9:17 PM
61	Very good	12/14/2017 9:03 PM
62	In Stretford their are many people who can support you, for example, family, school etc. Studying in a place that you know and familiar with would make you more confident.	12/14/2017 8:02 PM
63	I'm doig gcse, don't have time to think about this stuff	12/14/2017 7:15 PM
64	It will be easy to access. It is quite close to where a lot of people live so it could definitely benefit them and it does benefit me	12/14/2017 7:13 PM
65	It will make me feel less worried about all these payments in how to get to university instead of worry about which university i will want to go too.	12/14/2017 7:02 PM
66	I don't know	12/14/2017 7:00 PM
67	Since my aspirations are to become a businessman, I believe it is an oppportunity for me to take since I will not have to not travel far and this University being in Stretford would most likely lead me towards it.	12/14/2017 6:23 PM
68	I hope to go into business and they offer that course so when I'm older I consider it as an option.	12/14/2017 6:08 PM
69	It would not really change my plans but it could be a back up.	12/14/2017 5:36 PM
70	Not affected as I wish to study in London	12/14/2017 5:35 PM
71	good because i would have to go to far from home	12/14/2017 4:41 PM
72	It is good to have a local university because the people in Stretford don't have to wake up early to go to a university far away from Stretford	12/14/2017 3:21 PM
73	It would make education easier to receive and easier to get to on a daily basis	12/14/2017 3:01 PM
74	As with all University options it would depend on which courses they are offering and whether they suitably match my academic results and career plans.	12/14/2017 1:48 PM
75	It would make me and young people like me feel good as their is a place really close to get a good quality education while not having to move to far away from home	12/14/2017 12:04 PM
76	It will make me feel more secure as to knowing that our education system is developing and that may help me in the future if I wish to study there.	12/14/2017 3:00 AM
77	more secure	12/14/2017 1:11 AM
78	It will increase my chances of starting a business or working for one.	12/13/2017 11:45 PM
79	i can learn lots	12/13/2017 8:49 PM
80	It would be helpful because its close but only for some people, I live in Old Trafford and Stretford is still a bit of a walk away.	12/13/2017 8:22 PM
81	I would feel good to know that it is there	12/13/2017 8:21 PM
82	I would definitely consider a university in Stretford as I will be looking for one within next few years	12/13/2017 8:17 PM
83	I will feel a lot more happier and at ease as finding the right place to go is hard and having this around the corner from my house will be a great benefit and can surely help me with my future in sports.	12/13/2017 8:05 PM
84	It would benefit and help me to commute easily to Stretford.	12/13/2017 7:45 PM
85	It would benefit and help me to commute easily to Stretford.	12/13/2017 7:43 PM
86	It will be easier for me to go to a University nearby than going on a bus	12/13/2017 7:32 PM
87	Aspirations	12/13/2017 6:07 PM
88	Personally it wouldn't matter to me much as I have been wanting to study at Plymouth University as it has perfect coueses for what I want to do however it may still benefit others.	12/13/2017 4:27 PM

## YOUR SAY on Stretford Masterplan

89	It would make me feel better as the university is close by therefore I don't have to pay huge amounts on getting busses and it is just walking distance.	12/13/2017 3:54 PM
90	it wouldn't effect me as for personally i already know what i want to do and where i want to do it, this opportunity wouldn't change my mind or effect me	12/13/2017 1:58 PM
91	I personally wouldn't attend this university as i am not interested in sport, media or business. However, i think it would be good for people less able to go to university develop their education and further their learning into a specific field of their choice	12/13/2017 1:58 PM
92	i probably wouldn't attend this university myself but i think that for others it would be very useful if they are interested in sport, media or business.	12/13/2017 1:54 PM
93	It would make people have a greater chance to get a job that they want.	12/13/2017 8:38 AM
94	I feel as though there will be more chances of people going to university as if you create the university in stretford people will get more of an understanding of what university is.	12/13/2017 7:14 AM
95	It would make me feel like there's a high chance of me being able to reach my goals.	12/12/2017 11:41 PM
96	I would feel astonished because you good to a new university and they are more likley to let you in because it's new and it need more pupils some unversitys are full.	12/12/2017 11:10 PM
97	good happy	12/12/2017 10:15 PM
98	It will make me feel inspired and motivated to be good enough to go there.	12/12/2017 10:02 PM
99	Make me feel relieved as I know that there is a university right near my school so I'm attending a university in a place I'm familiar with and a place I feel safe and happy in	12/12/2017 9:53 PM
100	A lot easier if i want to go to university as Stretford is quite near by, but it also has what i want to pursue as a career which is very helpful.	12/12/2017 9:41 PM
101	It would be very good because we would not have to travel a lot and it will be local and it would be in a great area because I was raised here as a chile	12/12/2017 9:38 PM
102	would not affect me as want to go further afield	12/11/2017 11:52 AM

## Q6 Are there any things that concern you about having a university in Stretford?

Answered: 102 Skipped: 2

#	RESPONSES	DATE
1	No	12/19/2017 10:16 PM
2	No	12/19/2017 7:47 PM
3	I can't say that there is as long as it doesn't affect the environment and/or people around us.	12/19/2017 3:56 PM
4	I have no concerns about having a university in Stretford because in my opinion It will help everyone who lives in Stretford hence this is why I think it is a good idea.	12/18/2017 10:02 PM
5	No i think it is a really good idea	12/18/2017 5:21 PM
6	I think it is a very good idea	12/18/2017 3:22 PM
7	The traffic in the morning	12/18/2017 3:04 PM
8	no	12/18/2017 2:52 PM
9	There are already several local universities at the present.	12/18/2017 9:29 AM
10	I wonder as to where it would be placed.	12/18/2017 9:28 AM
11	no	12/18/2017 9:28 AM
12	Nope	12/18/2017 9:27 AM
13	1. No not really and I do know a hand full of people from Stratford but also 2. yes because at times there are a few bad people around in Stretford	12/17/2017 11:18 PM
14	Will the prices of public transport increase and will having the strain of a university have an impact on high schools or other education services ?	12/17/2017 11:02 PM
15	You might get vandalised	12/17/2017 10:44 PM
16	Not to my knowledge	12/17/2017 10:31 PM
17	No	12/17/2017 9:05 PM
18	tourists and too many people	12/17/2017 9:05 PM
19	Too many people/traffic in certain areas	12/17/2017 8:53 PM
20	Other than increase in traffic,no.	12/17/2017 8:50 PM
21	one concern is that it could make the are feel over populated	12/17/2017 8:45 PM
22	Yes, stress on local transport, alot of emmigration to the area increasing population density in stretford and i also think we have enough universities in Manchester	12/17/2017 8:25 PM
23	Possible noise pollutions and increase in traffic is definitely a concern, as I wouldn't like to be suddenly uprooted from my daily life.	12/17/2017 8:10 PM
24	it will create more traffic and people	12/17/2017 8:02 PM
25	perhaps the busy-ness . stretford has always been a family-friendly, calm and safe area.	12/17/2017 7:21 PM
26	No	12/17/2017 7:00 PM
27	no	12/17/2017 6:43 PM
28	No not at all it would improve the community.	12/17/2017 4:57 PM
29	Not at all i believe this will create opportunities for many people within the area of Stretford	12/17/2017 3:01 PM
30	No	12/17/2017 1:23 PM
31	no	12/17/2017 1:18 PM

## YOUR SAY on Stretford Masterplan

32	the amount of space it will take up	12/17/2017 12:20 PM
33	No	12/17/2017 12:17 PM
34	No I think it is a very good idea.	12/17/2017 12:02 PM
35	how busy the buses and roads are going to be	12/17/2017 11:50 AM
36	no	12/17/2017 11:13 AM
37	Traffic	12/17/2017 10:57 AM
38	No	12/17/2017 10:50 AM
39	no	12/17/2017 10:05 AM
40	No	12/17/2017 3:04 AM
41	No. It's a groundbreaking idea for Stretford that I think will be very popular.	12/16/2017 10:47 PM
42	No	12/16/2017 7:19 PM
43	Nothing really like believe it is the right choice to place a university in stretford	12/16/2017 4:31 PM
44	traffic	12/16/2017 2:01 PM
45	Not at all	12/16/2017 1:42 PM
46	no	12/15/2017 10:01 PM
47	no	12/15/2017 7:48 PM
48	No it's great	12/15/2017 6:20 PM
49	no not really	12/15/2017 1:58 PM
50	I don't have any.	12/15/2017 12:34 PM
51	The area's reputation mainly	12/15/2017 11:16 AM
52	No it will just benifit	12/15/2017 10:23 AM
53	It's not the right subjects	12/15/2017 7:44 AM
54	An over-abundance of people.	12/15/2017 1:15 AM
55	No, i really want a university close to my home	12/14/2017 11:48 PM
56	Not really no. Maybe if I have to move house than yeah.	12/14/2017 11:06 PM
57	I don't have much concern about it but stretford might be a little crowded, but that doesn't really bother me too much.	12/14/2017 10:39 PM
58	What concern is a lack of traffic issue and will there be enough parking spaces and security for the safety of the students.	12/14/2017 9:44 PM
59	My only concern is that it would only appeal to a certain type of student for example: business or art students. I would love it if this university supports all subjects	12/14/2017 9:35 PM
60	There may be lots more people in Stretford which it doesn't have the infastructure for.	12/14/2017 9:17 PM
61	Maybe some people could vandalize the building or because it's knew people may not trust the teaching	12/14/2017 9:03 PM
62	I've not really seen any universities in Stretford so i don't know how good or bad they are	12/14/2017 8:02 PM
63	Nope	12/14/2017 7:15 PM
64	No	12/14/2017 7:13 PM
65	No concerns at all	12/14/2017 7:02 PM
66	No	12/14/2017 7:00 PM
67	No.	12/14/2017 6:23 PM
68	Traffic and that's about it really.	12/14/2017 6:08 PM
69	No, not really	12/14/2017 5:36 PM

## YOUR SAY on Stretford Masterplan

70	No	12/14/2017 5:35 PM
71	no	12/14/2017 4:41 PM
72	The traffic jams more strain on transport services Lot of noises	12/14/2017 3:21 PM
73	Overflow of students in the area	12/14/2017 3:01 PM
74	Why do you ask, the question is rather leading, as if you want to encourage a negative response. It would be a good thing surely for the borough to be able to provide education services for all ages and abilities.	12/14/2017 1:48 PM
75	No , I think it would be great	12/14/2017 12:04 PM
76	I think it may become more crowded but that will make the community more diverse and stronger at the same time	12/14/2017 3:00 AM
77	no	12/14/2017 1:11 AM
78	No	12/13/2017 11:45 PM
79	no	12/13/2017 8:49 PM
80	Just that it needs to be safe and accessable for any abilities.	12/13/2017 8:22 PM
81	No	12/13/2017 8:21 PM
82	Traffic may be a problem, depending on the location of the university but if it's planned out right it would be good with no problem	12/13/2017 8:17 PM
83	I don't feel as if there are any concerns. I think this is just what the community needs.	12/13/2017 8:05 PM
84	Not really however places going really quickly.	12/13/2017 7:45 PM
85	Not really however places going really quickly.	12/13/2017 7:43 PM
86	I have no concern about the University because I think the people will be polite	12/13/2017 7:32 PM
87	Nope	12/13/2017 6:07 PM
88	It depends on the area in which the university will as there are alot of people in my area that would ruin the university	12/13/2017 4:27 PM
89	No there is no things that I am concerned about in having a university in stretford.	12/13/2017 3:54 PM
90	it would make the roads more congested which they already are when there are road works so it may make it less accessible	12/13/2017 1:58 PM
91	It would worry me about more traffic and more people visiting Stretford, but then it would be good to bring in more people. Also possibly it would mean a rise in transport fares, and as i am a regular user of public transport it would greatly affect me	12/13/2017 1:58 PM
92	the possibility of more traffic and the disruptions that would be caused during the building of it.	12/13/2017 1:54 PM
93	Too many people might go which makes it crowded.	12/13/2017 8:38 AM
94	No, none at all	12/13/2017 7:14 AM
95	No.	12/12/2017 11:41 PM
96	How people going to go there and are there any facilities for people for high school children to play foot ball and show how friendly the community is and you don't have to be scared	12/12/2017 11:10 PM
97	no	12/12/2017 10:15 PM
98	Increase in overcrowded transport.	12/12/2017 10:02 PM
99	Well, I'm just thinking about: Where specifically are they going to build it? And if they are going to knock some buildings down to make space, which buildings?	12/12/2017 9:53 PM
100	No	12/12/2017 9:41 PM
101	No	12/12/2017 9:38 PM
102	yes - rubbish, violence, drunken behaviour	12/11/2017 11:52 AM

## Q7 How do you feel about having University students living in Stretford?

Answered: 100 Skipped: 4

#	RESPONSES	DATE
1	I guess it wouldn't affect anyone	12/19/2017 10:16 PM
2	good	12/19/2017 7:47 PM
3	Privileged to have a bigger growing community.	12/19/2017 3:56 PM
4	In my opinion it will be a great experience because if you wanted to go to university and if there are university students living Stretford we could ask for advice on what to do there and how to be a good role model in university.	12/18/2017 10:02 PM
5	I think that they are spending alot of time travelling far in the morning and travelling back which is a really tough job after a long day at university.	12/18/2017 5:21 PM
6	I'm my opinion they would really look to be educated in this university as it will be the latest and modern and in their own area	12/18/2017 3:22 PM
7	50/50 because it will be busy but they have a place to live	12/18/2017 3:04 PM
8	it will help	12/18/2017 2:52 PM
9	I do not live the Stretford area, so am not concerned.	12/18/2017 9:29 AM
10	It wouldn't bother me.	12/18/2017 9:28 AM
11	Its Alright	12/18/2017 9:27 AM
12	I think it is great as it is easy to get to and from the university and if struggling with work , they can easily arrange tuition without have to think of how long it would take to get there	12/17/2017 11:18 PM
13	I feel that it would feel more crowded as Stretford and Old Trafford are already places with a high population and is always lively	12/17/2017 11:02 PM
14	It will be nice we will meet new people	12/17/2017 10:44 PM
15	Discombobulated	12/17/2017 10:31 PM
16	It is good because they can make new friends and have a better opportunity to get to know Stretford better	12/17/2017 9:05 PM
17	concerned	12/17/2017 9:05 PM
18	I wouldn't mind them and would be fine interacting with them	12/17/2017 8:53 PM
19	I think it is great,Stretford is already extremely diverse and this will further increase the diversity.It will also create jobs for local people and could help small businesses succeed..	12/17/2017 8:50 PM
20	I think it is a good idea because it will improve people's friendship and make everyone become succesful	12/17/2017 8:45 PM
21	To build resedentials for students will just mean more modern architecture which is quite frankly "ugly" and will increase the population in stretford. There will be more mess on the street because I live on street where the student blocks are being planned to be built down the road from me and there is already a Mcdonalds there which will just not go together.	12/17/2017 8:25 PM
22	Again, the possibility of having loud social events isn't necessarily appealing to me, nor is the idea of having an increase in closeness of space and the views of my home.	12/17/2017 8:10 PM
23	good	12/17/2017 8:02 PM
24	I haven't had experience with University students but i can guess it will make stretford a lot busier and louder, which is something new families moving in must take in for consideration when moving, and perhaps some families will result in moving out.	12/17/2017 7:21 PM
25	Good because it gives a different variety of culture	12/17/2017 7:00 PM



## YOUR SAY on Stretford Masterplan

26	more knowledged young people	12/17/2017 6:43 PM
27	Not affected as they are learning.	12/17/2017 4:57 PM
28	I believe the university should take on people from all different areas not just be stretford however the university will be very local to the people within the area	12/17/2017 3:01 PM
29	Fell normal	12/17/2017 1:23 PM
30	really happy	12/17/2017 1:18 PM
31	very good because it means after collage it means i don't have to travel far to achieve my dreams	12/17/2017 12:20 PM
32	I don't think it's a bad idea but it will get very busy and more traffic which can lead to loads of students coming late to school.	12/17/2017 12:02 PM
33	its not gonna help with the traffic which is already a big problem	12/17/2017 11:50 AM
34	good because then people can live next to there university	12/17/2017 11:13 AM
35	Fine new people re always welcome	12/17/2017 10:57 AM
36	Ok because i might be one	12/17/2017 10:50 AM
37	I think its good	12/17/2017 10:05 AM
38	It's good	12/17/2017 3:04 AM
39	It will be something new and extraordinary and we will be able to stand shoulder to shoulder with other university areas.	12/16/2017 10:47 PM
40	Its cool	12/16/2017 7:19 PM
41	I don't mind I think it's great that I can go and see local students and talk to them about their university experiences	12/16/2017 4:31 PM
42	annoyed	12/16/2017 2:01 PM
43	Very good because the more people the better the city is	12/16/2017 1:42 PM
44	i think it may make stretford busier and more traffic would occur	12/15/2017 10:01 PM
45	Happy got a bigger community	12/15/2017 7:48 PM
46	Good because I can have more friends	12/15/2017 6:20 PM
47	i will feet happy as i would be seeing different people everywhere i look and this will be a great opportunity	12/15/2017 1:58 PM
48	It would definitely act as motivation to go to university as many people in this area come across as very demotivated sometimes however the positive energy that come from students is necessary in Stretford!	12/15/2017 12:34 PM
49	Perfectly fine, will probably help the infrastructure	12/15/2017 11:16 AM
50	OK they are just trying to be successful when they are older	12/15/2017 10:23 AM
51	ldc	12/15/2017 7:44 AM
52	As long as they're not loud i'm fine with it.	12/15/2017 1:15 AM
53	I think it will be great, seeing university students in stretford. And the reputation for stretford will increase too	12/14/2017 11:48 PM
54	I'd feel proud as stretford is an awsome place to be in.	12/14/2017 11:06 PM
55	This doesn't bother me at all. It would be nice having new people move here.	12/14/2017 10:39 PM
56	Great for the local community and it is close to City Centre Metro link Trafford Centre	12/14/2017 9:44 PM
57	It could cause disruption to old people living in Stretford but could help businesses sustain themselves and appeal to a younger demographic.	12/14/2017 9:35 PM
58	it would make housing more expensive which is a concern for me when I'm a adult looking to buy a house.	12/14/2017 9:17 PM
59	Ok	12/14/2017 9:03 PM

## YOUR SAY on Stretford Masterplan

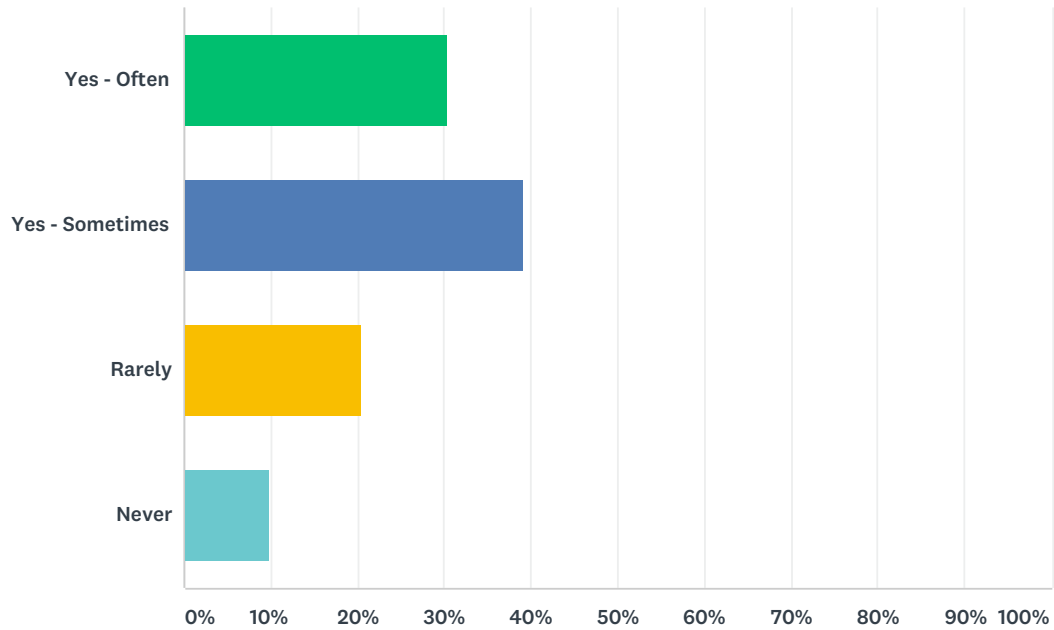
60	I would feel proud because students are coming from different cities to live where i live	12/14/2017 8:02 PM
61	Should it make a difference to me?	12/14/2017 7:15 PM
62	It is quite ok with me. However, it could cause a lot more traffic but it should be ok.	12/14/2017 7:13 PM
63	Amazing for the young people of stretford	12/14/2017 7:02 PM
64	It would be interesting	12/14/2017 7:00 PM
65	I feel as most students would be going to this University because it is just on their door step, but I would prefer to see new faces with pupils from different parts of the UK visiting and attending this University.	12/14/2017 6:23 PM
66	Since it is a diverse community I think students will add to this.	12/14/2017 6:08 PM
67	Well it could potentacially give local businesses new costumers which leads to more money but it might be quite disruptive taking on that they could be vandals, drinkers, etc.	12/14/2017 5:36 PM
68	Not concerned	12/14/2017 5:35 PM
69	i like it	12/14/2017 4:41 PM
70	i am okay with university students	12/14/2017 3:21 PM
71	It will encourage businesses into the area but also bring more people into an already highly populated area	12/14/2017 3:01 PM
72	We already do. They eventually become your nurses, your doctors, your solicitors, your politicians, designers engineers. Your question appears to desire a negative response against the young people seeking to better themselves.	12/14/2017 1:48 PM
73	I feel like it would be good for the economy and independent businesses around Stretford	12/14/2017 12:04 PM
74	It doesn't really affect me as long as they aren't doing something bad.	12/14/2017 3:00 AM
75	great	12/14/2017 1:11 AM
76	It will help increase our chances of going to university and understand what it is like to start/get a career.	12/13/2017 11:45 PM
77	good	12/13/2017 8:49 PM
78	Does not bother me.	12/13/2017 8:22 PM
79	I feel ok	12/13/2017 8:21 PM
80	It would bring together more of a community which would be amazing	12/13/2017 8:17 PM
81	I don't mind that much as long as it doesn't affect my life or future.	12/13/2017 8:05 PM
82	I think it's good as Stretford students some may not be able to go university but with one near home it will make them feel motivated and go out and do well.	12/13/2017 7:45 PM
83	I think it's good as Stretford students some may not be able to go university but with one near home it will make them feel motivated and go out and do well.	12/13/2017 7:43 PM
84	I don't mind University students	12/13/2017 7:32 PM
85	Good	12/13/2017 6:07 PM
86	I think having university students could benefit Stretford in one way or another as we are expanding into different cultures more.	12/13/2017 4:27 PM
87	I fell fine as it will grow the community even more than it already is.	12/13/2017 3:54 PM
88	i dont mind, it may be noisy and dirty due to the young people	12/13/2017 1:58 PM
89	i wouldnt be too bothered, as long as the weren't crowding the area and had a curfew.	12/13/2017 1:58 PM
90	i think it would be good for the area and businesses	12/13/2017 1:54 PM
91	Cheerefull	12/13/2017 8:38 AM
92	I would be happy, if it's for something as good as this then there is no problem at all	12/13/2017 7:14 AM
93	Motivates me.	12/12/2017 11:41 PM

## YOUR SAY on Stretford Masterplan

94	I feel quite happy because it will attract people all around the world to go there and it will look beautiful	12/12/2017 11:10 PM
95	ok	12/12/2017 10:15 PM
96	Good. More jobs.	12/12/2017 10:02 PM
97	It would make me feel happy seeing people around Stretford that I know are taking a big step in their life and going in the right path to get the career they want. It'll just make me feel happy for them.	12/12/2017 9:53 PM
98	Glad	12/12/2017 9:41 PM
99	It would be alright because they will make it better	12/12/2017 9:38 PM
100	not happy unless monitored properly	12/11/2017 11:52 AM

## Q8 Do you visit a Trafford Leisure Centre?

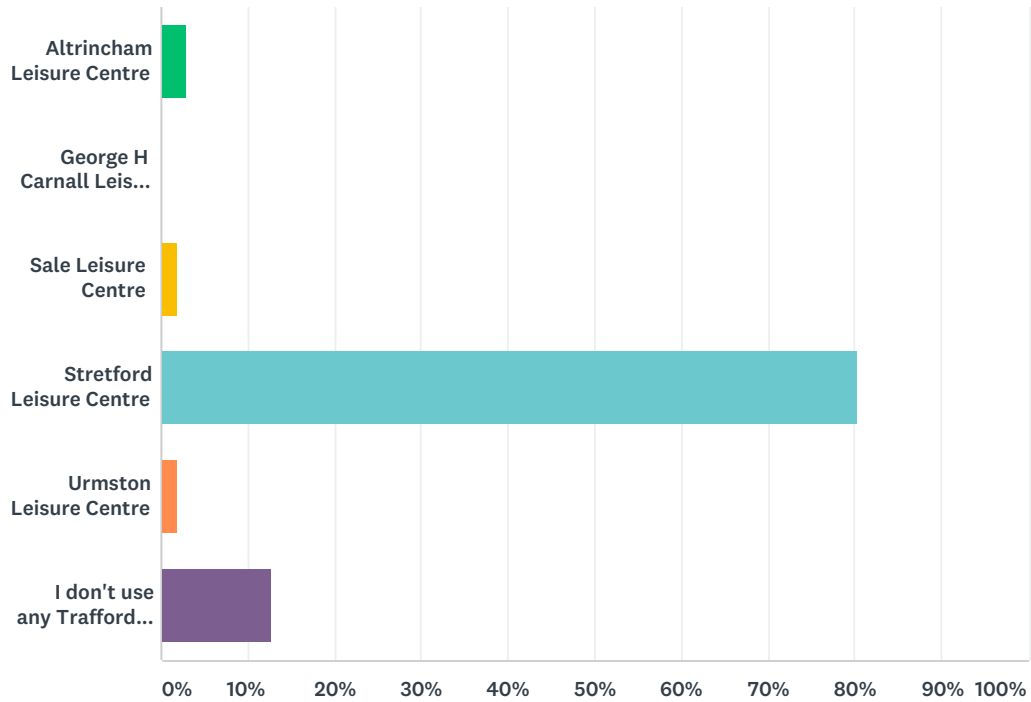
Answered: 102 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes - Often	30.39%	31
Yes - Sometimes	39.22%	40
Rarely	20.59%	21
Never	9.80%	10
TOTAL		102

## Q9 If you visit a Trafford Leisure Centre, which one do you go to the most?

Answered: 102 Skipped: 2



ANSWER CHOICES	RESPONSES	
Altrincham Leisure Centre	2.94%	3
George H Carnall Leisure Centre	0.00%	0
Sale Leisure Centre	1.96%	2
Stretford Leisure Centre	80.39%	82
Urmston Leisure Centre	1.96%	2
I don't use any Trafford Leisure Centres	12.75%	13
<b>TOTAL</b>		<b>102</b>

## Q10 What do you like best about the Trafford Leisure centre you use, or if you do not use Trafford Leisure centres, tell us why not?

Answered: 103 Skipped: 1

#	RESPONSES	DATE
1	I like the fact that it has facilities like swimming and the gym for me to use.	12/19/2017 10:16 PM
2	roller skating, youth club and basketball	12/19/2017 7:47 PM
3	I like it because it has sports there that I really enjoy like swimming and also on a Friday/weekend they have a roller skating area open that I enjoy going to with my friends.	12/19/2017 3:56 PM
4	The best thing about it is that you have all facilities there and you don't need to worry about not having that specific equipment at home because you have it all at the Trafford Leisure centre.	12/18/2017 10:02 PM
5	That they have really kind staff and it has a really nice atmosphere.	12/18/2017 5:21 PM
6	I do use it. It is a benefit to do school activities and other off-school sports and especially the gym!	12/18/2017 3:22 PM
7	They have a good roller rink and swimming pool	12/18/2017 3:04 PM
8	swimming	12/18/2017 2:52 PM
9	fun local	12/18/2017 12:41 PM
10	My local centre, Altrincham, seems quite expensive.	12/18/2017 9:29 AM
11	I like that it is very open to everyone and they let young people aged 13 up use the gym to try and give them a better wellbeing.	12/18/2017 9:28 AM
12	Because I don't live near any	12/18/2017 9:28 AM
13	It is a great environment for the youths of trafford	12/18/2017 9:27 AM
14	I like how close it is to my house and school , and people know where I was and it was very fin to do things knowing your safe and your parents and caress know where u are	12/17/2017 11:18 PM
15	The fact that if there is no space in high school students can use the facilities which are across the road.	12/17/2017 11:02 PM
16	The basketball court ain't cheap	12/17/2017 10:44 PM
17	Dirty	12/17/2017 10:31 PM
18	It has lots of different activities to do	12/17/2017 9:05 PM
19	dirty old and underdeveloped	12/17/2017 9:05 PM
20	I enjoy that it's close to home	12/17/2017 8:53 PM
21	It is close to home.However the building does feel very old and has a very odd smell.	12/17/2017 8:50 PM
22	that they have a various amount of activities and make everyone feel welcome this could also make people from different backgrounds happy as they do not feel lonely	12/17/2017 8:45 PM
23	I know why you asked this question and it is because the developers are planning to make the lesuire centre private to the students. I as I am sure anyone in stretford will not want this to happen.	12/17/2017 8:25 PM
24	I used to greatly enjoy going to the roller skating disco on Friday nights with my friends, as it was a good place to go exercise in a safe environment, whilst having fun with close friends at the same time.	12/17/2017 8:10 PM
25	stretford because it is the only one I have been to	12/17/2017 8:02 PM
26	it is very easy to access, staff are always very friendly and wide range of activities, clubs and equipment	12/17/2017 7:21 PM
27	It is next my school	12/17/2017 7:00 PM

## YOUR SAY on Stretford Masterplan

28	the facilities	12/17/2017 6:43 PM
29	The facilities such as swimming as it is a healthy exercise and a friendly environment where you can socialise with your friends.	12/17/2017 4:57 PM
30	I believe there are so many leisure centres and the Stretford is not busy at all every time I go in so I believe that building can be more efficient by placing a university there!	12/17/2017 3:01 PM
31	I like to go to swimming	12/17/2017 1:23 PM
32	the gym facility	12/17/2017 1:18 PM
33	the swimming baths	12/17/2017 12:20 PM
34	The facilities	12/17/2017 12:17 PM
35	Swimming and the gym.	12/17/2017 12:02 PM
36	its extremely close to where I live	12/17/2017 11:50 AM
37	its got lots of interesting things	12/17/2017 11:13 AM
38	The swimming and the gym and the badminton courts	12/17/2017 10:57 AM
39	Roller skating on Friday	12/17/2017 10:50 AM
40	its got fun pool parties and you can swim from opening times till closing times	12/17/2017 10:05 AM
41	It's local and the atmosphere is nice	12/17/2017 3:04 AM
42	I used to go for swimming but now I don't get the time to do so.	12/16/2017 10:47 PM
43	The facilities and how affordable it is	12/16/2017 7:19 PM
44	I enjoy the atmosphere and the calm surroundings	12/16/2017 4:31 PM
45	the pool	12/16/2017 2:01 PM
46	I use the swimming pool and it's awesome because you can interact and communicate with new people and become friends also it is very cheap	12/16/2017 1:42 PM
47	it has a 3G football astro pitch	12/15/2017 10:01 PM
48	Because its got all equipment	12/15/2017 7:48 PM
49	The gym is good for people	12/15/2017 6:20 PM
50	I love going swimming and going to the gym its a nice opportunity and the staff are always ready to help me	12/15/2017 1:58 PM
51	I enjoy going to the leisure centre for swimming however I wish there was more promotion of other clubs and sports. Maintaining my fitness is extremely vital to me but many people are put off it as they aren't aware of what is going on there.	12/15/2017 12:34 PM
52	Gym, but I'd like to be able to use the weights, and its quite expensive	12/15/2017 11:16 AM
53	I like how the age limit isn't that high I am 12 but allowed in gym and others	12/15/2017 10:23 AM
54	I have a membership elsewhere	12/15/2017 7:44 AM
55	I don't have time for them.	12/15/2017 1:15 AM
56	I love the swimming pool, gym and the wonderful staff	12/14/2017 11:48 PM
57	I like my Trafford centre as it's the closest leisure centre to me. It also a very preferred one I believe.	12/14/2017 11:06 PM
58	I like how they have lots of different sports there and lots of things to do.	12/14/2017 10:39 PM
59	free parking and its close to Stretford High School	12/14/2017 9:44 PM
60	I do not use the Leisure centre because it can't compete with surrounding sports centres and isn't very appealing to students.	12/14/2017 9:35 PM
61	They are good value.	12/14/2017 9:17 PM
62	Good facilities	12/14/2017 9:03 PM

## YOUR SAY on Stretford Masterplan

63	The best thing is that whatever you want or whatever sports you would like to be good at you will find it	12/14/2017 8:02 PM
64	I don't have a swim suit so I don't go anymore	12/14/2017 7:15 PM
65	I use Stretford Leisure centre mainly for swimming. I like swimming and the whole place is comforting and I like how everything is set	12/14/2017 7:13 PM
66	It is cheap and it has everything I need and it brings the community together.	12/14/2017 7:02 PM
67	It has swimming which I love	12/14/2017 7:00 PM
68	I'm too busy.	12/14/2017 6:23 PM
69	I don't use it because none of the activities interest me.	12/14/2017 6:08 PM
70	It has everything for everyone. No matter what age.	12/14/2017 5:36 PM
71	It is easy to access	12/14/2017 5:35 PM
72	the swimming lessons and pools	12/14/2017 4:41 PM
73	Any one can go there	12/14/2017 3:21 PM
74	Ease of access and range of activities available	12/14/2017 3:01 PM
75	Nothing really, it's a bit dated. Uninspiring even.	12/14/2017 1:48 PM
76	I like that the workers are friendly and nice and that it is a good place to swim , run and do sports , I also like the sense of community there	12/14/2017 12:04 PM
77	I like the fact that they are very well equipped and that there are many facilities.	12/14/2017 3:00 AM
78	I don't have enough time.	12/14/2017 1:11 AM
79	It is very welcoming and relaxing but in my opinion, I think that the conditions of the Leisure Centre should be improved.	12/13/2017 11:45 PM
80	i don't use any because i am very busy on weekends	12/13/2017 8:49 PM
81	I like that it is close enough to wear I live however it could be nicer.	12/13/2017 8:22 PM
82	Lots of things to do	12/13/2017 8:21 PM
83	I likr the swimming poold	12/13/2017 8:17 PM
84	I love the facility and the wide range of activities as I do find it quite boring playing only one sport. Plus it is easy to access.	12/13/2017 8:05 PM
85	I like the gym but not the swimming area as it doesn't secure your privacy and people get changed anywhere however manchester aquatics secure privacy by making seperate changing cabins.	12/13/2017 7:45 PM
86	I like the gym but not the swimming area as it doesn't secure your privacy and people get changed anywhere however manchester aquatics secure privacy by making seperate changing cabins.	12/13/2017 7:43 PM
87	I use to go to the Stretford Leisure Centre I loved going there with my family to swim	12/13/2017 7:32 PM
88	It is inviting to everyone	12/13/2017 6:07 PM
89	It is close and thefe are many different activities you can take part in	12/13/2017 4:27 PM
90	It is close by and also very cheap to go too, and it keeps us active and brings the community together.	12/13/2017 3:54 PM
91	i go to david lloyd because there activities are better and more	12/13/2017 1:58 PM
92	i use the pool and i used to have lessons and the teaching is good. but i would modernise the pools and changing facilities	12/13/2017 1:58 PM
93	i like the facilities and the pool and how it is accessible to most people.	12/13/2017 1:54 PM
94	It is fun to go to and spend time with your family	12/13/2017 8:38 AM
95	I've been focusing on my education the most	12/13/2017 7:14 AM
96	I like to train kickboxing and that's not available at Trafford leisure centre.	12/12/2017 11:41 PM
97	I like how there are facilities for kids but the problem is they need to make it modernised	12/12/2017 11:10 PM



## YOUR SAY on Stretford Masterplan

98	staff and facilities	12/12/2017 10:15 PM
99	I so rookie lifeguarding. It is just amazing.	12/12/2017 10:02 PM
100	The Stretford Leisure Centre has roller skating discos on Friday and Saturday which I used to go to which are fun and I think are a good idea as kids who go to it learn a new skill (how to roller skate), socialize and make new friends, and most importantly, have tons of fun. I also like the swimming baths there, I find it fun when I go there to swim.	12/12/2017 9:53 PM
101	Swimming as swimming is one of my favourite sports.	12/12/2017 9:41 PM
102	Swimming	12/12/2017 9:38 PM
103	Not very busy all the time so do not have to queue for things and pool also has quiet times	12/11/2017 11:52 AM

## Q11 As part of the Stretford Masterplan, Trafford Council wants to build a new leisure centre in Stretford to replace the existing one. What things would you like to see in a new Leisure Centre?

Answered: 103 Skipped: 1

#	RESPONSES	DATE
1	A better pool, gym and preferably a new indoor sports gymnasium.	12/19/2017 10:16 PM
2	better toilets and more activities for teens	12/19/2017 7:47 PM
3	All the things that the original one has and hopefully more like an ice rink for ice skating and hockey.	12/19/2017 3:56 PM
4	I would like to see everything the same but with larger facilities to be safe and to make sure there is enough space for everybody.	12/18/2017 10:02 PM
5	A bigger swimming pool with benches around.	12/18/2017 5:21 PM
6	I would like to see more open days to do team sports and make it bigger for other non common sports too	12/18/2017 3:22 PM
7	Better roller rink	12/18/2017 3:04 PM
8	not sure	12/18/2017 2:52 PM
9	new tiles and showers	12/18/2017 12:41 PM
10	A pool, gym and classes	12/18/2017 9:29 AM
11	Improved equipment such as a new gym and swimming pool. A larger sports hall which is open to everyone	12/18/2017 9:28 AM
12	A 50m pool with top quality gym equipment	12/18/2017 9:27 AM
13	1. Swimming pool 2. Pool table 3. Ping pong 4. Roller skating 5. Gymnastics 6. Tennis 7. Football 8.basketball	12/17/2017 11:18 PM
14	Swimming pool which residents from local parts have the ability to swim for free so places like: Stretford , Utmston , Old Trafford etc Cheap Gym memberships.	12/17/2017 11:02 PM
15	Cheap basketball courts	12/17/2017 10:44 PM
16	Cleaner things	12/17/2017 10:31 PM
17	Different places to play more sports like basketball and football	12/17/2017 9:05 PM
18	new swimming pool	12/17/2017 9:05 PM
19	Water park	12/17/2017 8:53 PM
20	I'd like to see a new and improved swimming pool.Maybe some sort of indoor water park, however there may be a space limitation.	12/17/2017 8:50 PM
21	I would love to see health classes to make people more healthier and to enjoy their lifetime	12/17/2017 8:45 PM
22	everything there was in the last one and a sauna/steam room. Set steam room top priority!	12/17/2017 8:25 PM
23	I think that having a wider range of swimming pools in a new Leisure Centre could be greatly beneficial, as it could easily help children of all ages become intune with their swimming (which is exercise), and also having the new range of diversity in swimming could lure people to use that Leisure Centre instead of others.	12/17/2017 8:10 PM
24	better facilities	12/17/2017 8:02 PM
25	perhaps more youth activities and more marketing of it. you could also ask youths to deliver leaflets as small jobs or help out as part time or during school holidays.	12/17/2017 7:21 PM
26	A gym and football pitch	12/17/2017 7:00 PM

## YOUR SAY on Stretford Masterplan

27	i dont know	12/17/2017 6:43 PM
28	Pool table and a swimming pool	12/17/2017 4:57 PM
29	More facilities	12/17/2017 3:01 PM
30	Swimming pool football pitch	12/17/2017 1:23 PM
31	a bigger swimming pool that is clean and hygienic with a 24 hour gym accessibility.	12/17/2017 1:18 PM
32	gym basketball court football pitches and somewhere where people can meet new friends.	12/17/2017 12:20 PM
33	Gym, swimming pool, sports halls, football pitch, basketball court etc	12/17/2017 12:17 PM
34	A sauna, better facilities. Sport classes	12/17/2017 12:02 PM
35	more kids activities	12/17/2017 11:50 AM
36	aquaruim and that kind of stuff	12/17/2017 11:13 AM
37	Bigger swimming pool jacusy and more gym equipment	12/17/2017 10:57 AM
38	Parties for 16s and under	12/17/2017 10:50 AM
39	deper swimming pool pool partys oftenly available floats often m9re changing rooms water guns	12/17/2017 10:05 AM
40	A bigger gym more clubs for girls more events for teenagers to go to	12/17/2017 3:04 AM
41	I would like to see what other people would want in a leisure centre. Their opinions are of as much value as of mine.	12/16/2017 10:47 PM
42	Swimming pool with regular opening times, many sport facilities and a gym.	12/16/2017 7:19 PM
43	More vending mechines	12/16/2017 4:31 PM
44	a pool a Rolla skating hall	12/16/2017 2:01 PM
45	Bowling and the centre to be bigger	12/16/2017 1:42 PM
46	tennis courts inside	12/15/2017 10:01 PM
47	More activities e.g. rock climbing	12/15/2017 7:48 PM
48	Good because it'll be new for everyone	12/15/2017 6:20 PM
49	a swimming pool gym a place for kids to do martial arts like karate or boxing	12/15/2017 1:58 PM
50	I would love to see a large swimming pool, also more catering towards those interested in diving, having diving lessons would be amazing. Also if overall the facilities are of a high standard and many sports go on there such as badminton, tennis, dodgeball etc	12/15/2017 12:34 PM
51	Approve highly	12/15/2017 11:16 AM
52	A better gym and more space for badminton	12/15/2017 10:23 AM
53	A junior gym	12/15/2017 7:44 AM
54	A more affordable gym compared to some in the area.	12/15/2017 1:15 AM
55	I would love it if there is boxing there too	12/14/2017 11:48 PM
56	I would love to see it have cricket lessons in it.	12/14/2017 11:06 PM
57	I would like to see a few more clubs and a range of different sports.	12/14/2017 10:39 PM
58	High tech security system, multi storey free parking 3 floor sports gym, indoor and outdoor 5 a side ground two swimming, steam rooms, boxing, squash and tennis court, and conference room for studying, activities and a separate hall for weddings and party	12/14/2017 9:44 PM
59	I would love to see a professional wrestling class be put on for 16+ to add some variety in Stretford.	12/14/2017 9:35 PM
60	Nicer changing rooms with inclosed showers.	12/14/2017 9:17 PM
61	Nice to have a knew one	12/14/2017 9:03 PM
62	Bigger and more modern	12/14/2017 8:02 PM
63	Water	12/14/2017 7:15 PM

## YOUR SAY on Stretford Masterplan

64	Nothing much. Exactly how it is	12/14/2017 7:13 PM
65	A basketball gym as basketball is getting more and more popular in the city of Manchester and a specially stretford. As school have created a league for basketball which has got over 30 schools involved and participating, and also out of school in the town of Manchester there are basketball teams that are running.which more and more people are going too and getting involved	12/14/2017 7:02 PM
66	A swimming pool with a diving board	12/14/2017 7:00 PM
67	A better environment. More facilities.	12/14/2017 6:23 PM
68	A swimming pool, indoor football pitch and a gym/ activities for under 11-13 year olds.	12/14/2017 6:08 PM
69	Tennis courts, football pitches, dance classes, swimming pools and more.	12/14/2017 5:36 PM
70	Better locker facilities	12/14/2017 5:35 PM
71	clean toilets and up-to-date facilities	12/14/2017 4:41 PM
72	Archery courses	12/14/2017 3:21 PM
73	Bigger better pool and a more equipped sports area/gym	12/14/2017 3:01 PM
74	Improved swimming provision. Including leisure based courses in personal safety. A decent gym set up to embrace Parkour training in a safe environment would be useful too.	12/14/2017 1:48 PM
75	A nice swimming pool and maybe a place like a cafe and badminton places	12/14/2017 12:04 PM
76	I would like to see an improved gym with latest equipment and an improved swimming pool	12/14/2017 3:00 AM
77	i don't know	12/14/2017 1:11 AM
78	More activities and to make it more welcoming and friendly. There should be classes to teach younger people about businesses and how thing change as you get older.	12/13/2017 11:45 PM
79	people getting a job there or having lots of fun	12/13/2017 8:49 PM
80	I would like to see more accessibility for disabled people if they want to go there. Maybe a more faciliated gym and physios causes.	12/13/2017 8:22 PM
81	Bigger swimming pool	12/13/2017 8:21 PM
82	A much more modern area, with high quality facilities maybe even classes and lessons that students can go to with instructors and maybe even a Stretford swim team which would be cool and the arcitecture of the building should be much more appealing	12/13/2017 8:17 PM
83	Potentially I would like to see a bigger area to play within or more activities to do outdoors rather than only indoors.	12/13/2017 8:05 PM
84	Basketball court, indoor nets and a gym. Sports facility	12/13/2017 7:45 PM
85	Basketball court, indoor nets and a gym. Sports facility	12/13/2017 7:43 PM
86	A gym,swimming centre,ice rink,football pitch maybe a place to buy food, arcade to have fun or a library to read read	12/13/2017 7:32 PM
87	Anything	12/13/2017 6:07 PM
88	Better parking and equipment for the gym.	12/13/2017 4:27 PM
89	Childrens gym , free wifi , toilets , swimming pool , adult and a libary where u can borrow books	12/13/2017 4:01 PM
90	A basketball gym as basketball is becoming a popular sport in Manchester as there are many school getting together to create a league and also there are teams outside of school that are running.	12/13/2017 3:54 PM
91	tennis courts and functioning gym with classes such as spinning	12/13/2017 1:58 PM
92	better facilities and working vending machines, closer to the centre of stretford. but keep the food the same in the cafe	12/13/2017 1:58 PM
93	a gym, pool, working vending machines	12/13/2017 1:54 PM
94	A indoor astro pitch	12/13/2017 8:38 AM
95	A variety of sports that are not very common in the UK	12/13/2017 7:14 AM

## YOUR SAY on Stretford Masterplan

96	A boxing ring and equipment. Football pitch.	12/12/2017 11:41 PM
97	I think this is absolutely amazing because at the moment it's not that modernised than other facilities and it will attract people	12/12/2017 11:10 PM
98	library	12/12/2017 10:15 PM
99	Bigger pools and better changing rooms.	12/12/2017 10:02 PM
100	Maybe a room for dodgeball, where you can either book a place online to play with friends and family, or you can just go and play against anyone else is there. It would also be good to have some 4G Astro turf pitches	12/12/2017 9:53 PM
101	More teaching instructors and sports e.g football, boxing etc.	12/12/2017 9:41 PM
102	We would like to see a youth club and more activities	12/12/2017 9:38 PM
103	warmer pool but just as much access to young people or people of Stretford as well as students	12/11/2017 11:52 AM

## Q12 Do you have any other ideas to improve Stretford the place, facilities you would like to see in the area or comments on the university proposals?

Answered: 99 Skipped: 5

#	RESPONSES	DATE
1	Not really	12/19/2017 10:16 PM
2	nothing	12/19/2017 7:47 PM
3	Not really as long as everything is safe for people and the environment.	12/19/2017 3:56 PM
4	I do not have any other ideas to improve Stretford because in my opinion I think it is great the way it is at the moment.	12/18/2017 10:02 PM
5	No i like stretford the way it is.	12/18/2017 5:21 PM
6	I would really love to know more about the university... it is exciting	12/18/2017 3:22 PM
7	What will be added to our area?	12/18/2017 3:04 PM
8	no	12/18/2017 2:52 PM
9	no	12/18/2017 12:41 PM
10	N/A	12/18/2017 9:29 AM
11	A cinema. It would boost stretfords local economy by attracting many more people from other areas.	12/18/2017 9:28 AM
12	Cool shops	12/18/2017 9:27 AM
13	By adding more lights at night as it gets really dark earlier and walking home and to makes me not want to go as there is not enough lights	12/17/2017 11:18 PM
14	Improved public transport services or increase the availability as they will be more populated.	12/17/2017 11:02 PM
15	Nah	12/17/2017 10:44 PM
16	Add flats	12/17/2017 10:31 PM
17	Have different activities and sports	12/17/2017 9:05 PM
18	I would like to see something done about the increase of traffic	12/17/2017 8:53 PM
19	Something will have to be done on the increase of people other than that I am not too sure.	12/17/2017 8:50 PM
20	another idea would be that to make the are safer and more attractive so more visitors will come to Stretford and improve the economy	12/17/2017 8:45 PM
21	The traffic lights on chester road where the lolly pop lady usually is sometimes dont work and the cars wont stop because of it which doesent allow pedestrians to cross. Also get andrew beaumontas MP for the stretford and urmston constituency.	12/17/2017 8:25 PM
22	N/A	12/17/2017 8:10 PM
23	a library	12/17/2017 8:02 PM
24	no I think there is a wide range, very happy to have it so close in the area.	12/17/2017 7:21 PM
25	No	12/17/2017 7:00 PM
26	make the place more modern	12/17/2017 6:43 PM
27	No ideas	12/17/2017 4:57 PM
28	I have strong believes of the university proposal	12/17/2017 3:01 PM
29	No	12/17/2017 1:23 PM

## YOUR SAY on Stretford Masterplan

30	more youth centres and a bigger variety of shops	12/17/2017 1:18 PM
31	Better road works and routes. Less traffic	12/17/2017 12:02 PM
32	no	12/17/2017 11:50 AM
33	houses for poor people	12/17/2017 11:13 AM
34	A big community arcade were you can try the latest tech	12/17/2017 10:57 AM
35	No	12/17/2017 10:50 AM
36	cleaner toilets cleaner floors	12/17/2017 10:05 AM
37	No	12/17/2017 3:04 AM
38	No.	12/16/2017 10:47 PM
39	More opportunities for young people to get involved in.	12/16/2017 7:19 PM
40	No	12/16/2017 4:31 PM
41	no	12/16/2017 2:01 PM
42	More houseso and schools	12/16/2017 1:42 PM
43	indoor tennis courts	12/15/2017 10:01 PM
44	no because it is just amazing	12/15/2017 7:48 PM
45	Better dance classes for the people that love dance or any other extra classes for people to enjoy	12/15/2017 6:20 PM
46	i would love a bigger mall or a more cinemas as i don't see then often in stretford	12/15/2017 1:58 PM
47	More cleanliness would be great as sometimes the area can seem very dirty, maybe to counteract littering we should place more emphasis on the punishment and increase the fines	12/15/2017 12:34 PM
48	Cleaning up the area and making it look nice	12/15/2017 11:16 AM
49	No	12/15/2017 10:23 AM
50	Add a university for medical and engineering subjects	12/15/2017 7:44 AM
51	Something to re-vitalize the area for young people- in all honesty Stretford is slowly becoming a giant old people's home. Something that peaks the interests of today's youths would be useful, especially considering you'd like to build a university there, many young people would find nothing to do, I suggest building something which would interest them, maybe refurbishing the old cinema, or building a music venue or something? Anything that can liven up Stretford, the mall is a bit boring too.	12/15/2017 1:15 AM
52	A library would be a great thing	12/14/2017 11:48 PM
53	Nope	12/14/2017 11:06 PM
54	I would say that they should carry out what they have planned and I think it would make stretford an even better place.	12/14/2017 10:39 PM
55	Traffic Congestion is a must as extra exit required for traffic from Stretford High School and Trafford College during school term and match days	12/14/2017 9:44 PM
56	I would love it if Stretford mall was improved or redesigned as currently it's old and aesthetically unappealing for anyone to want to go there.	12/14/2017 9:35 PM
57	Will it be for the greater good of the people of stratford or is it only helping people with lots of money migrating here?	12/14/2017 9:17 PM
58	No	12/14/2017 9:03 PM
59	I would like to see clean and straight road because usually they are dirty and the road is not equal	12/14/2017 8:02 PM
60	Again, I'm a child, I couldn't care less	12/14/2017 7:15 PM
61	Make it a place which is easy to access and not in a complicated place. Also, make sure there is parking space.	12/14/2017 7:13 PM

## YOUR SAY on Stretford Masterplan

62	An example for this can be a gym and inside the gym a full size basketball court which people can use to warm up or warm down.This idea is all over in America and attracting a lot of people which will get more people going to the lesire centre.	12/14/2017 7:02 PM
63	nope	12/14/2017 7:00 PM
64	No.	12/14/2017 6:23 PM
65	At the university I would like to see lessons devoted to getting a job, how to pay tax, how to pay for a house with a mortgage, how to vote, how to look after your health, current events, the law,financial advice, your human rights, trading stocks,basic first aid, mental health,present day practical medicines, domestic abuse and the political system.I think that this would be good because when you're 18 you step in to the real world.	12/14/2017 6:08 PM
66	Well I believe it could be a very great project if ran with the great leadership and care.	12/14/2017 5:36 PM
67	No	12/14/2017 5:35 PM
68	no	12/14/2017 4:41 PM
69	there should be little places where you can get shelter from the rain and you can get umbrella	12/14/2017 3:21 PM
70	No	12/14/2017 3:01 PM
71	Some nightlife, cinema, bowling, music venues, anything as we lack everything and have to leave town to do anything interesting.	12/14/2017 1:48 PM
72	Add some things like more shops and have better business rates for independent owners	12/14/2017 12:04 PM
73	I would like to see more architecture and decoration so it looks more interesting and vibrant	12/14/2017 3:00 AM
74	no	12/14/2017 1:11 AM
75	Some shops nearby and a gym which is improved to bring more people and make it welcoming too.	12/13/2017 11:45 PM
76	not realy	12/13/2017 8:49 PM
77	A university that is good for more creative subjects like art, photography, media, textiles etc. I think Stretford Mall needs more high street shops like New Look, Topshop etc.	12/13/2017 8:22 PM
78	No	12/13/2017 8:21 PM
79	Stretford mall should be renevated into more of a public area, with benches and park style area to give it a nice area and Victoria Park should have lights put in and other facilities like proper toilets and better study areas as well as open up the area because at night it's usually quite dark and kind of scary and it would be nice to have a good happy area for everyone to go too	12/13/2017 8:17 PM
80	I don't have any more suggestions at this moment and am happy with the facilities at this current time.	12/13/2017 8:05 PM
81	Introduce a working stable youth centre to keep local lads off the road.	12/13/2017 7:45 PM
82	Introduce a working stable youth centre to keep local lads off the road.	12/13/2017 7:43 PM
83	Overall I don't have ideas to improve Stretford I also don't have any comments on the University because I think it is a great idea	12/13/2017 7:32 PM
84	Courts	12/13/2017 6:07 PM
85	I think if Stretford were to refurbish the old cinema it would make people more interested in our small town.	12/13/2017 4:27 PM
86	More basketball facilities around the area.For example you can have a gym and inside the gym is a basketball court so after a workout you can cool off by playing basketball or warm up by playing basketball as basketball is becoming more and more popular.	12/13/2017 3:54 PM
87	it has the impression of being unsafe because of gangs so there be more monitoring or police, it makes young people feel uneasy when using the transport there	12/13/2017 1:58 PM
88	modernise and make the road safer and remove all subways! and please put up the xmas decorations	12/13/2017 1:58 PM
89	get rid of the subways and improvements in stretford mall	12/13/2017 1:54 PM
90	No	12/13/2017 8:38 AM



## YOUR SAY on Stretford Masterplan

91	Will the university be quite huge or is it just a smaller one?	12/13/2017 7:14 AM
92	Yes, different clubs would be perfect so people can get more active.	12/12/2017 11:41 PM
93	I would to see boxing to get kids of the streets and make a cafe so everyone can have a chill and relax time	12/12/2017 11:10 PM
94	no	12/12/2017 10:15 PM
95	No	12/12/2017 10:02 PM
96	I think the new university being built is very good	12/12/2017 9:53 PM
97	More libraries for students to be able to easily access.	12/12/2017 9:41 PM
98	None	12/12/2017 9:38 PM
99	better bars/cafes/ - cleaner streets (ie less dog poop and fast food rubbish)	12/11/2017 11:52 AM



TRAFFORD  
COUNCIL

# **PART 8:** **KATE GREEN** **UA92 SURVEY** **ANALYSIS**

## **UA92/Stretford Masterplan survey findings**

Total number of surveys completed	499
Number completed online	321
Number of paper based surveys completed	178

*This is the number as of 20 December 2017. The completion of paper based surveys mainly took place over the 30 September, 7 October, 18 November and 9 December. The online survey went live on 4 October with spikes in submissions falling on 4 October, 20 November and 10 December. The paper based activity mainly covered the Meadows Estate and Victoria Park area of Stretford Ward and Trafford Grove and the Gorse Avenue areas of Longford. The link to the online survey has been shared via Kate's Facebook page, Stretford M32 Facebook and the M32 Masterplan and UA92 discussion group on Facebook.*

<b>Number completed by:</b>	
Stretford Ward residents	215
Gorse Hill Ward residents	68
Longford Ward residents	163

*The figures for Stretford and Longford wards boosted by doorknocking/street stall activity and full coverage of the autumn newsletter.*

Number completed in week 1 (30/9/17-5/10/17)	228
Number completed from 6/10/17 to present	271

*This indicates a significant amount of interest in the first week to ten days of survey activity- prior to the Council's own consultation launch.*

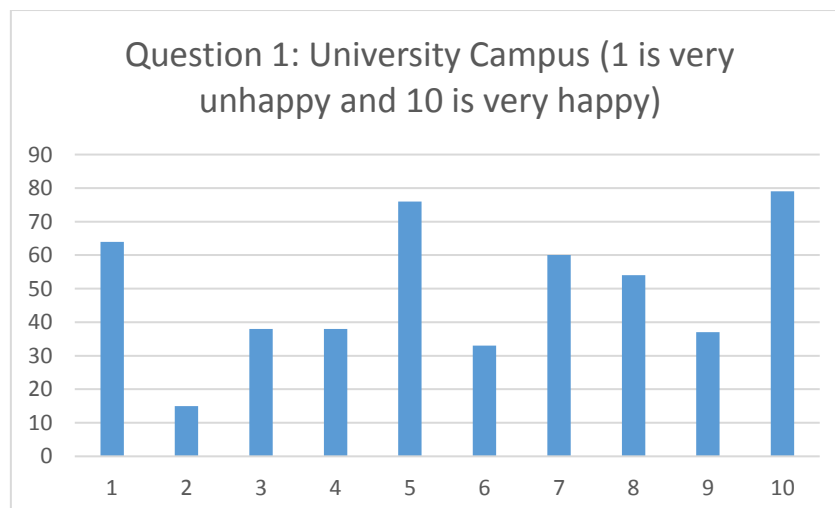
### **Results from Question 1**

#### **1. University Campus (Talbot Road)**

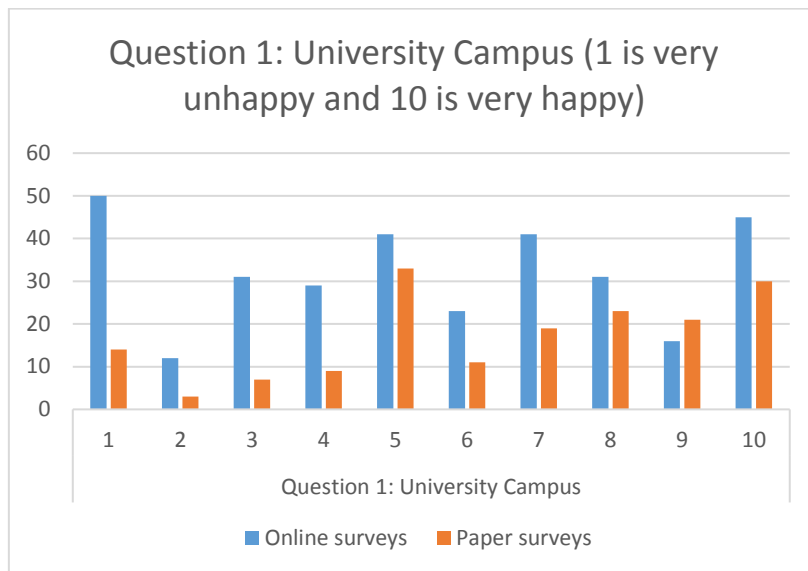
- Teaching campus at the Kellogg's office site;
- Stretford Leisure Centre moved to site and managed by Trafford Leisure;
- Site to potentially include a hotel, housing, additional sports facilities and buildings;
- Ultimate aim of 6500 students.

On a scale of 1-10 how do you feel about this proposal:

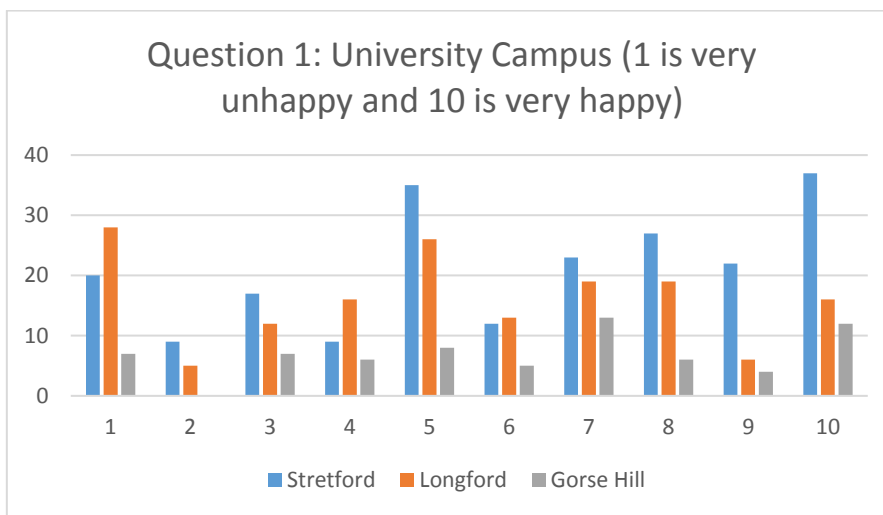
#### **i) Total number of surveys**



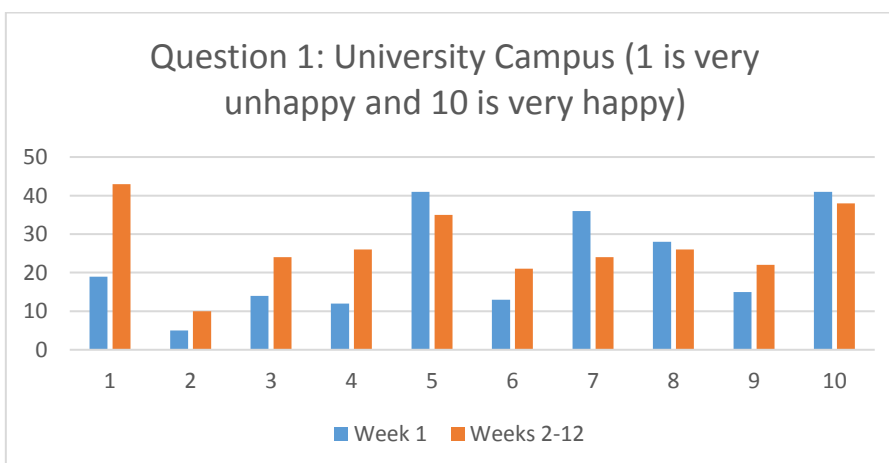
**ii) Paper versus online responses**



**iii) Ward breakdown**



**iv) Results from week 1 compared with remaining period**



*The findings to note from the results:*

- *Opinion is split though more favourable (where more responses are registered at the higher end of the scale);*
- *Longford residents surveyed seem to be out of sync with the findings from Stretford and Gorse Hill;*
- *As time has progressed there has been a movement away from people being favourable.*

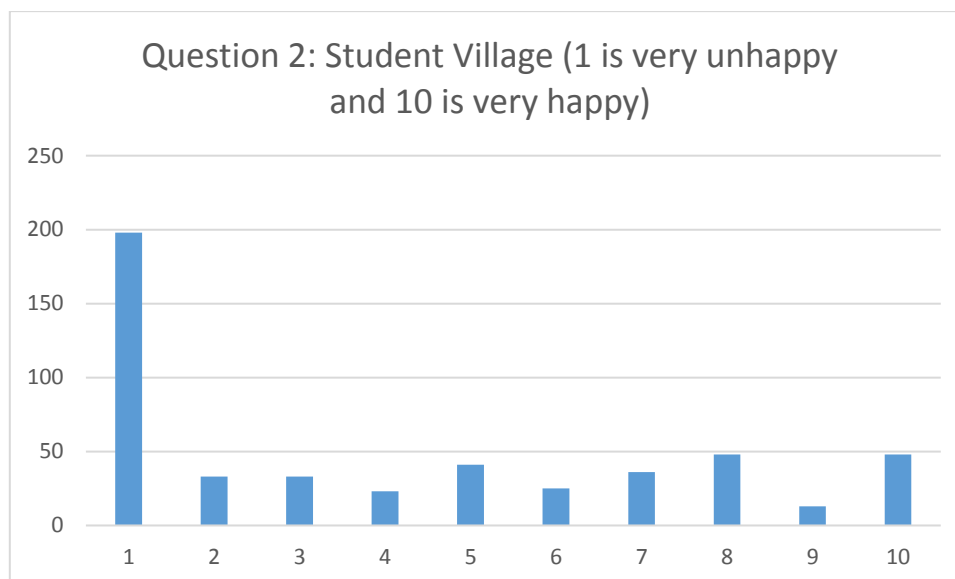
## Results from Question 2

### 2. Stretford Student Village

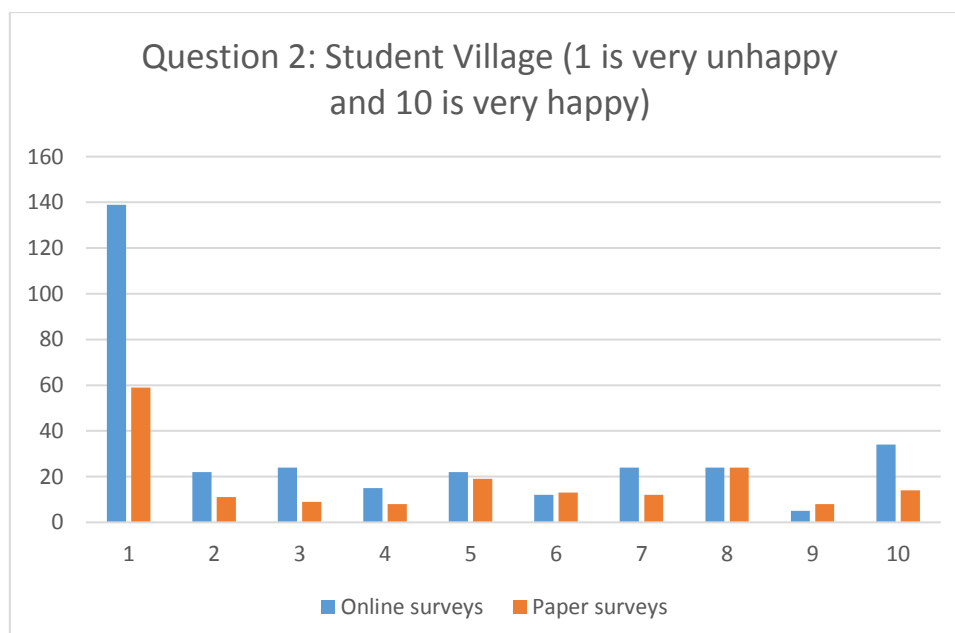
- Redevelopment of Lacy Street car park site;
- Ten year aim for 1700 bed spaces;
- Draft proposals include 20 storey residential block;
- Opening of Essoldo building as student/community hub.

On a scale of 1-10 how do you feel about this proposal:

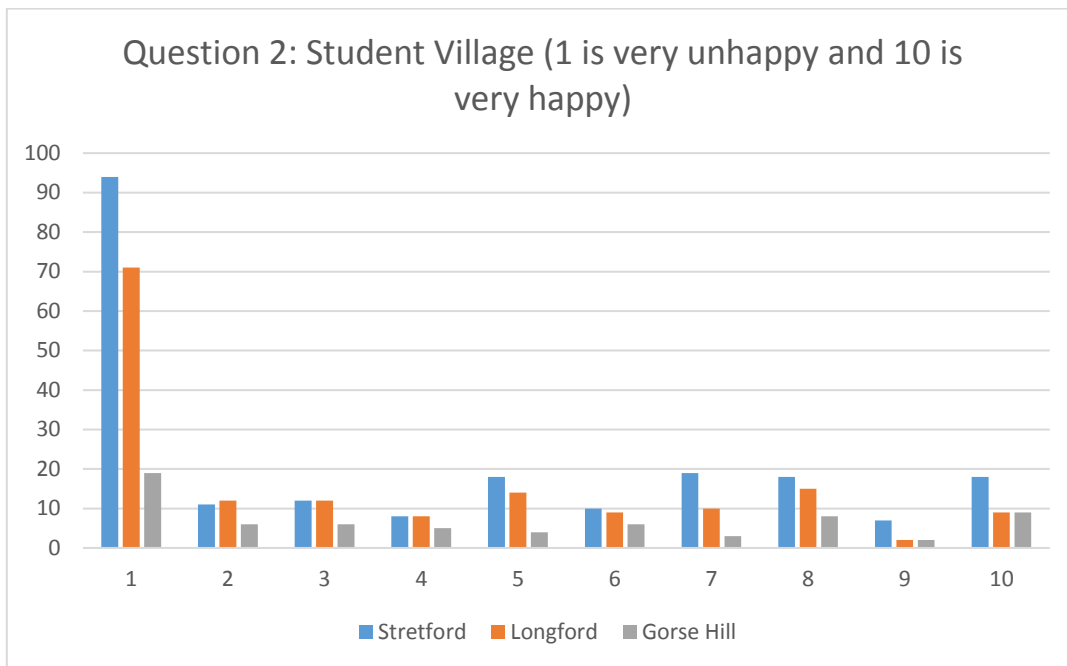
#### i) Total number of surveys



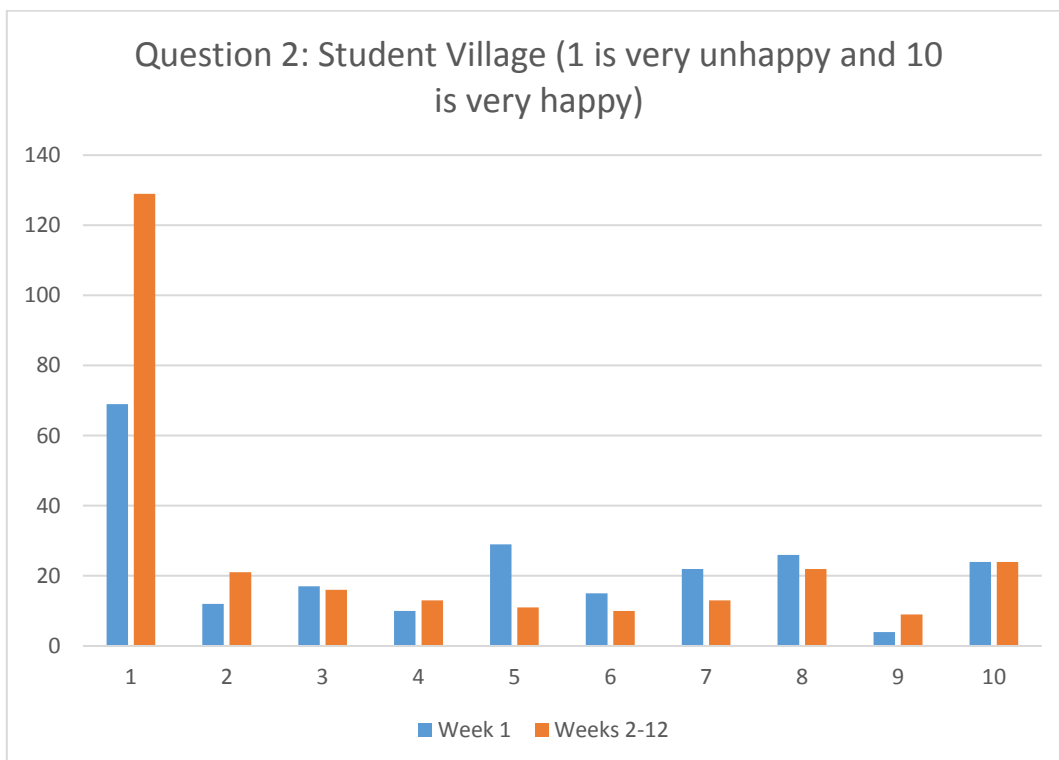
#### ii) Paper versus online responses



### iii) Ward breakdown



### iv) Results from week 1 compared with remaining period



#### Key findings to note from the results:

- Clear across all measures that this is an unpopular proposal- the student accommodation proving to be the main concern;
- Paper based surveys slightly more favourable on the whole;
- The Gorse Hill ward findings more evenly balanced when compared with Longford and Stretford wards;
- Once again a movement away from favourable findings since the survey started.

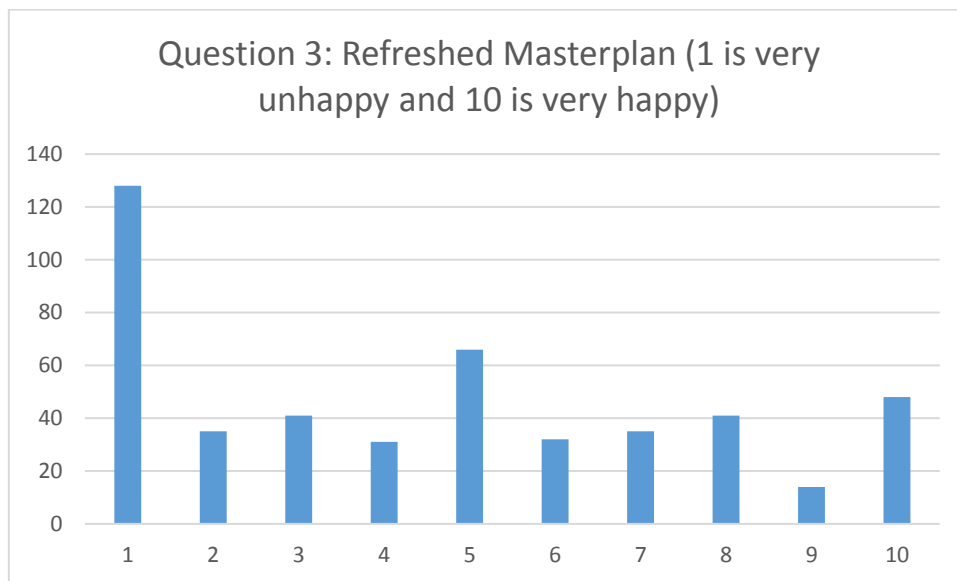
## Results from Question 3

### 3. Refreshed Stretford Masterplan

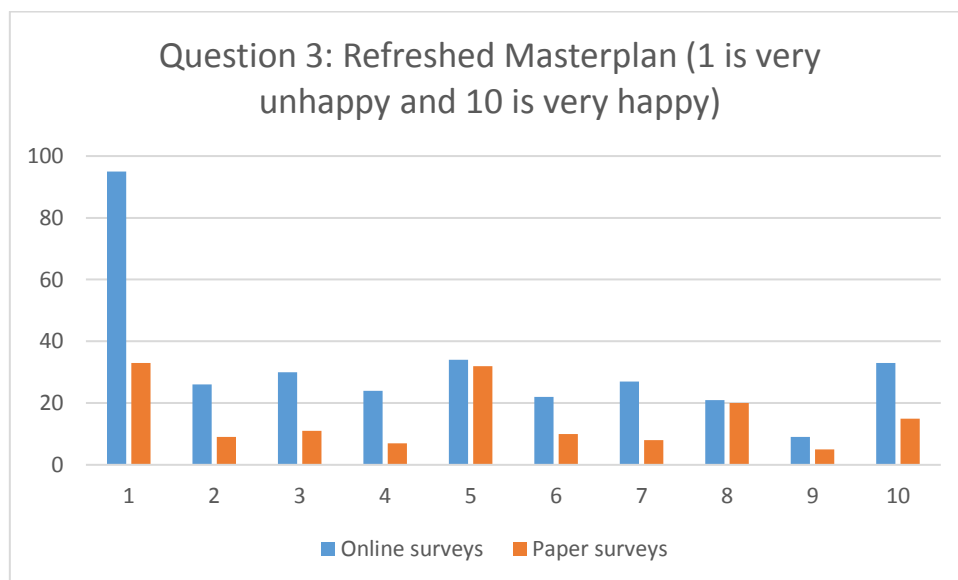
- New plan includes the vacant land/greenspace along A56 corridor;
- Potential redevelopment of Manor Farm Industrial Estate;
- Plan extends to UA92 campus area;
- Possible redevelopment of current Stretford Library site.

On a scale of 1-10 how do you feel about this proposal:

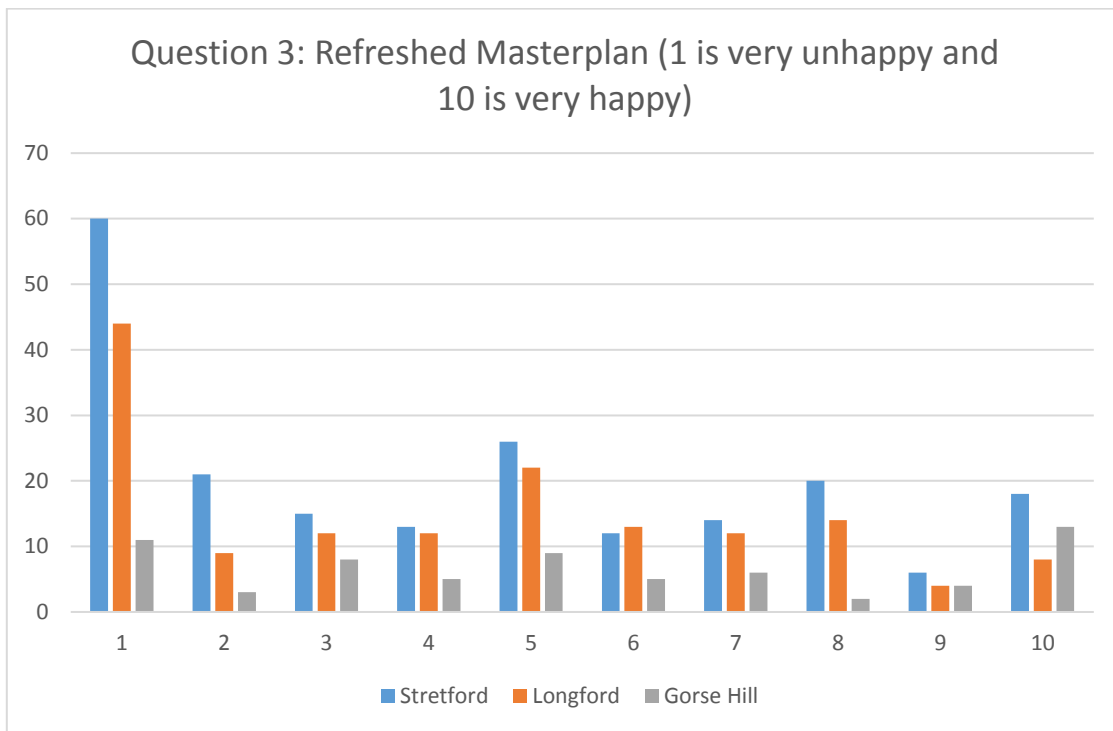
#### i) Total number of surveys



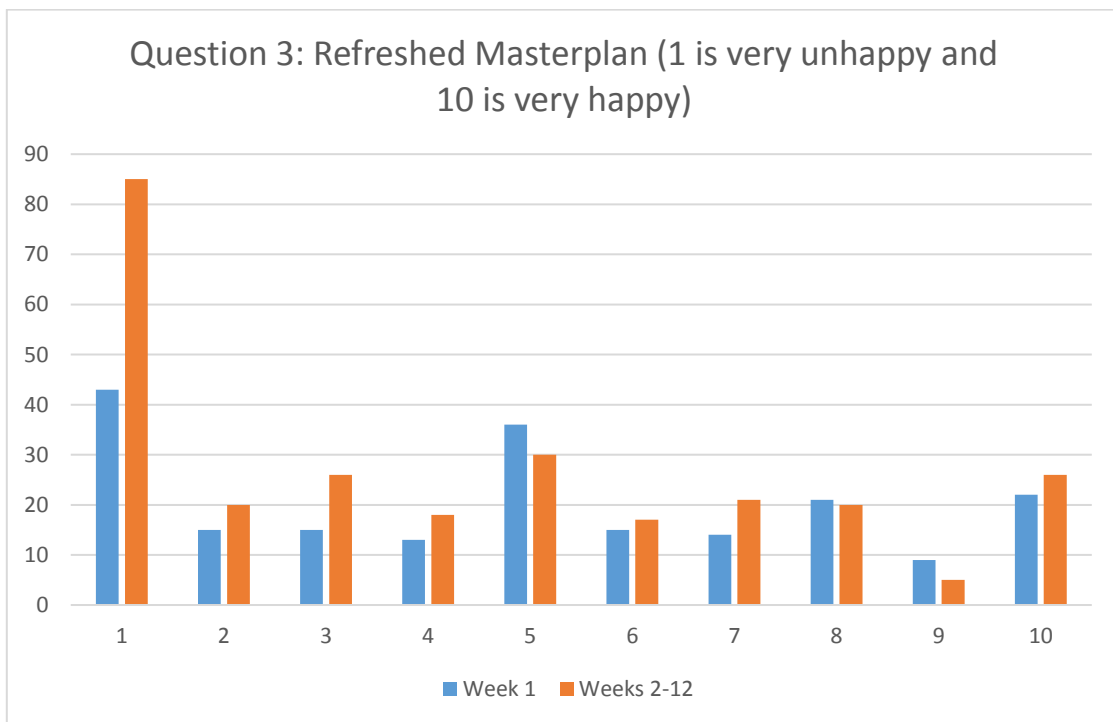
#### ii) Paper versus online responses



**iii) Ward breakdown**



**iv) Results from week 1 compared with remaining period**



*Key findings to note from the results:*

- *Generally unfavourable results though the level of '5' ratings suggests people are either unsure of plans or open-minded;*
- *Difference is the trend of Gorse Hill ward responses compared to Stretford & Longford wards;*
- *Once again over time people have become less favourable.*



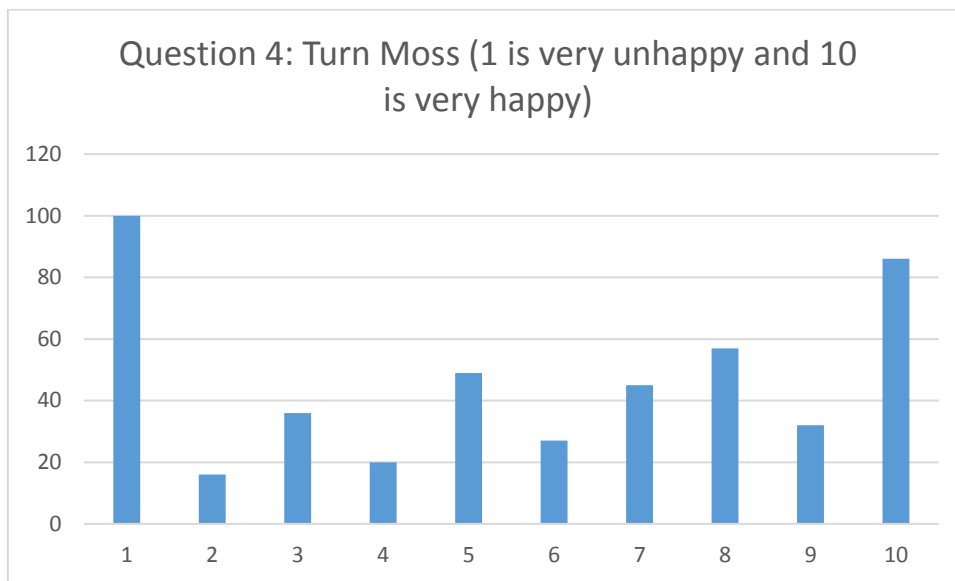
## **Results from Question 4**

### **4. Turn Moss playing fields**

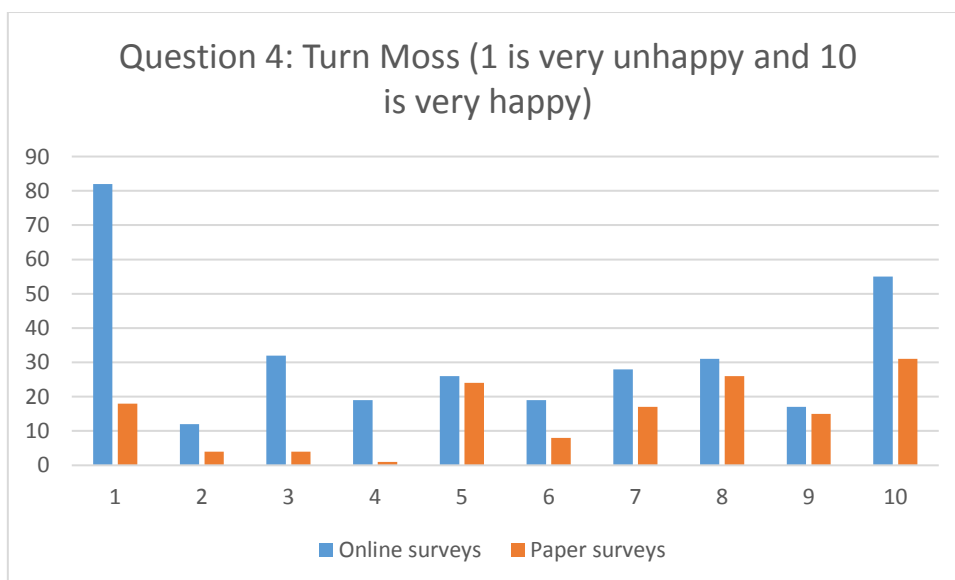
- Introduction of 4G pitches;
- Café and Children's play area;
- Drainage work.

On a scale of 1-10 how do you feel about this proposal:

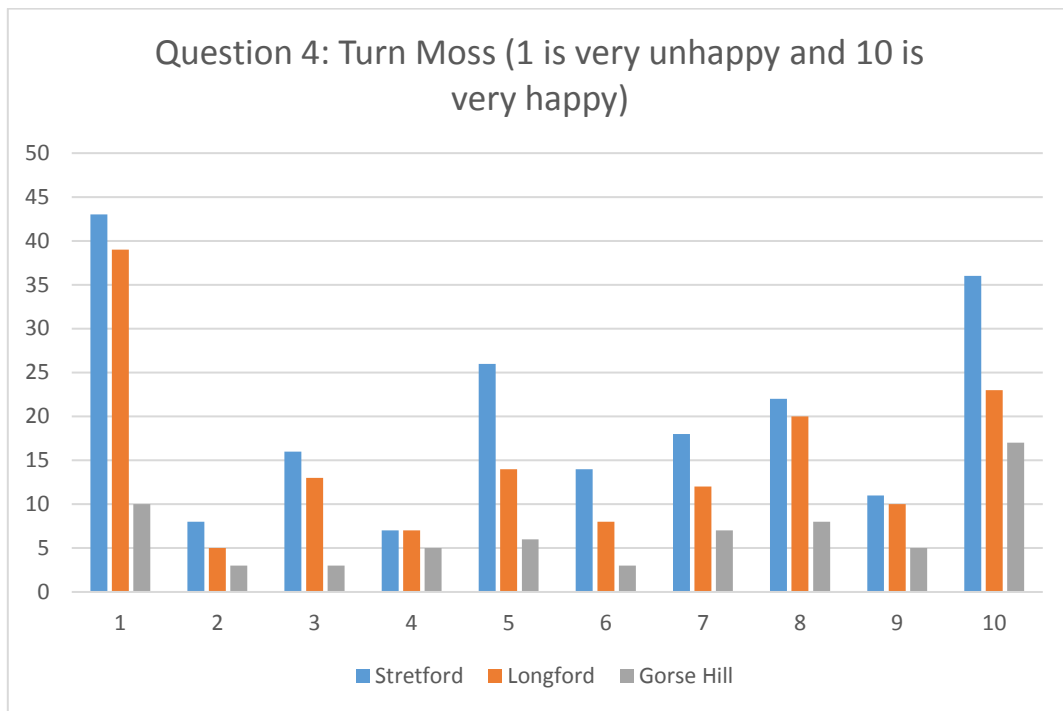
#### **i) Total number of surveys**



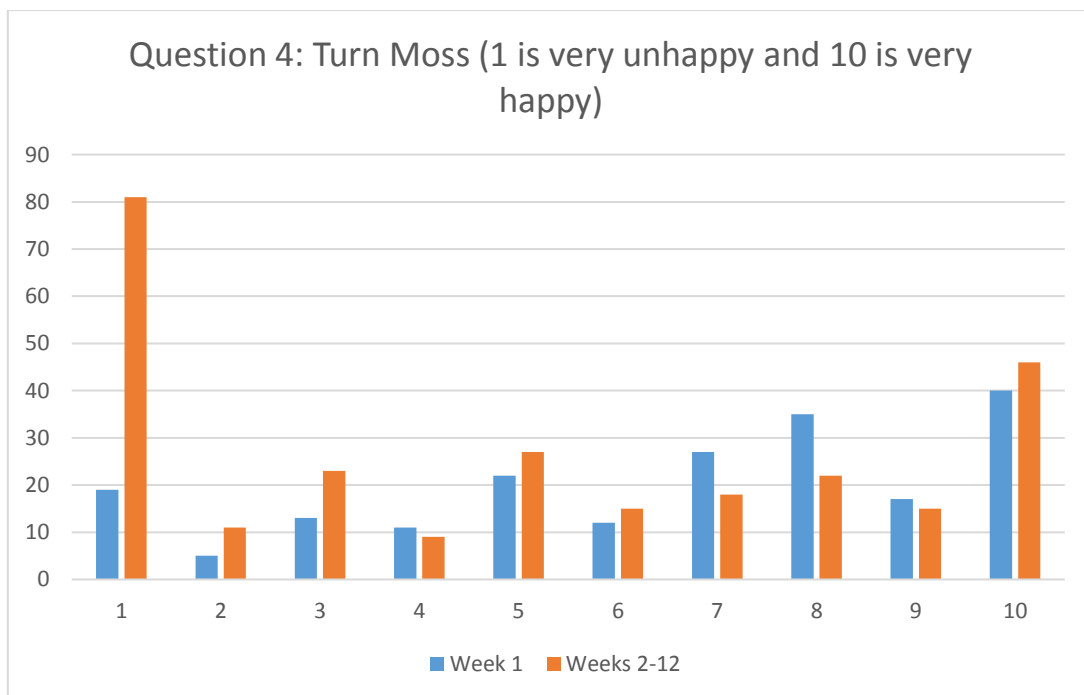
#### **ii) Paper versus online responses**



**iii) Ward breakdown**



**iv) Results from week 1 compared with remaining period**

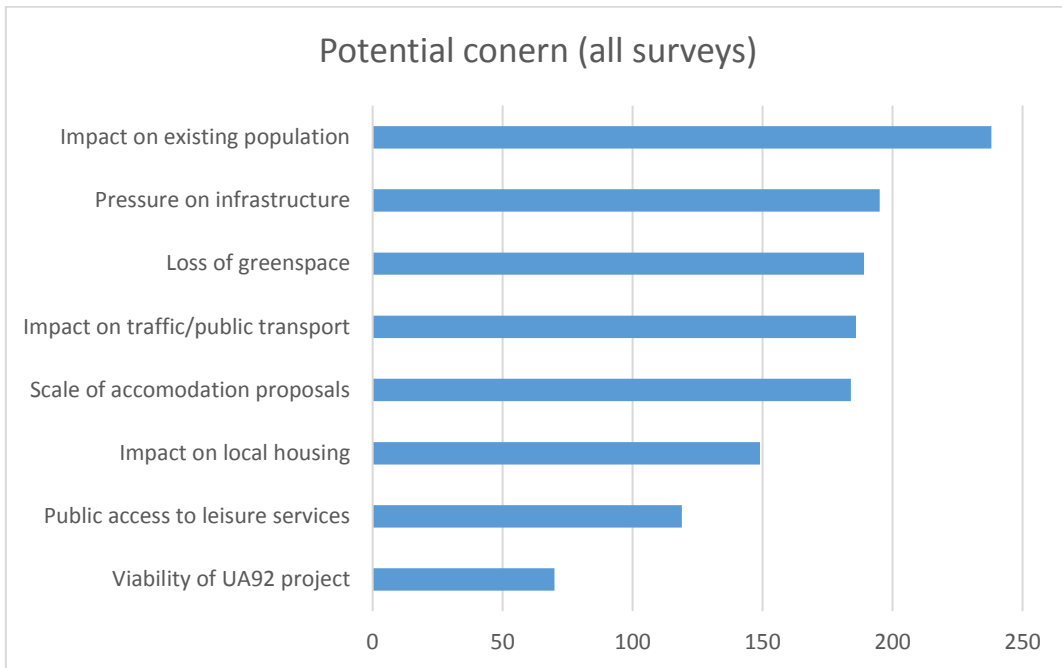


*Key findings to note from the response:*

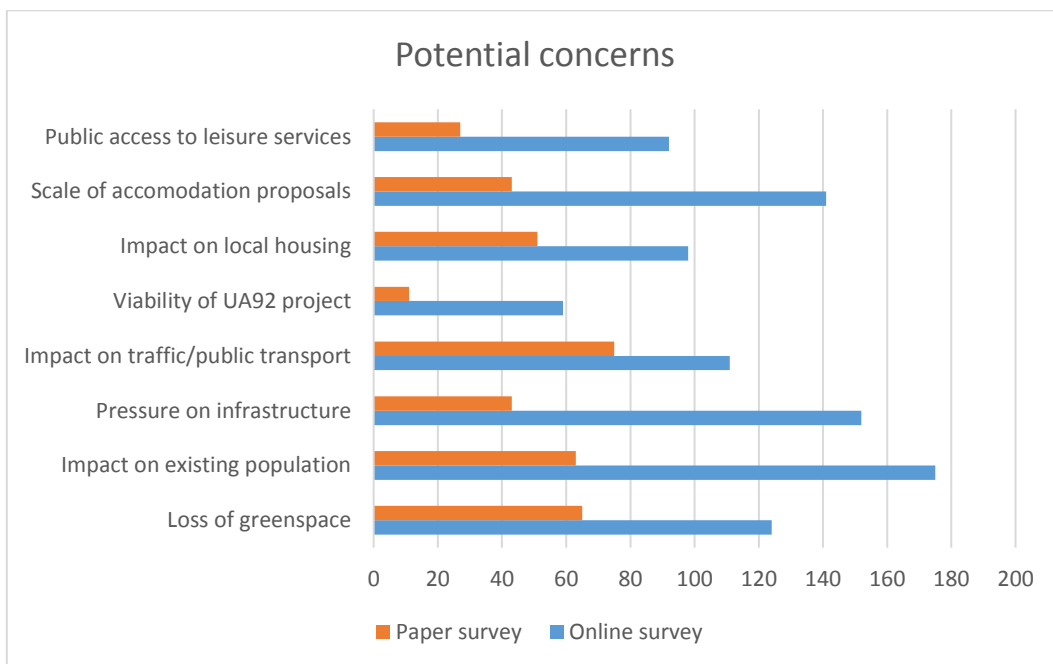
- *As with the results from Question 1, the findings are more spread.*
- *Results suggest respondents less favourable over time- as indicated by the online surveys completed and findings in chart (iv).*

**‘Concerns’ raised from survey:**

**i) Total number of surveys:**



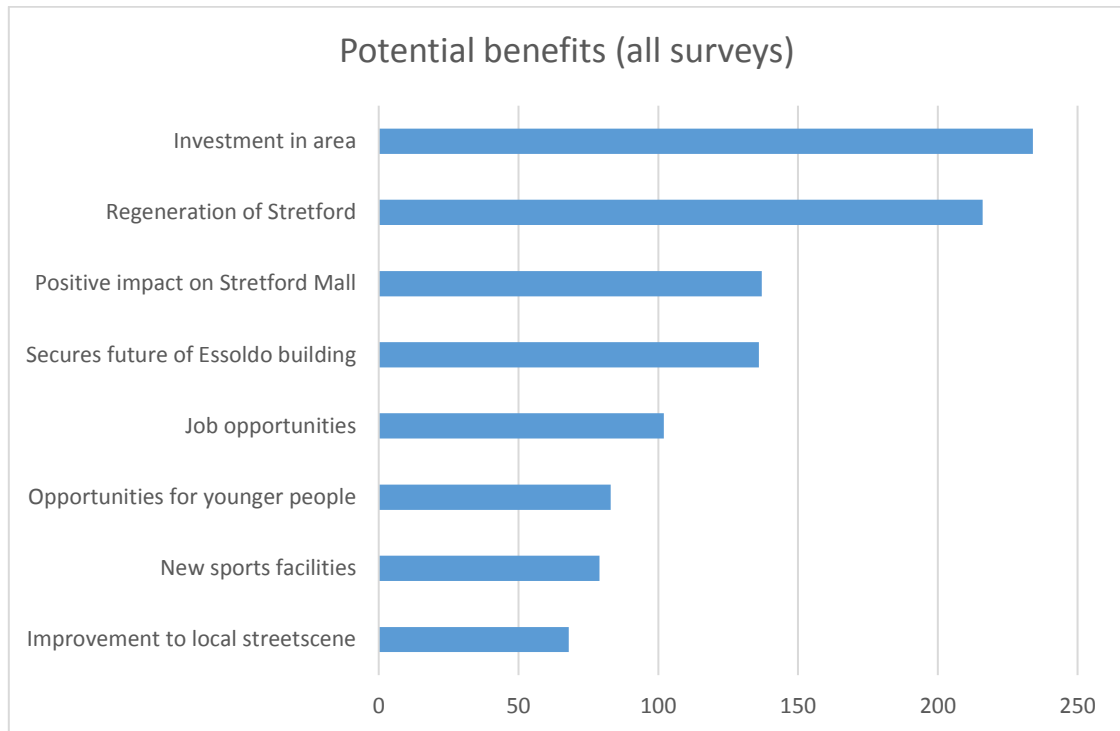
**ii) Paper based versus online results:**



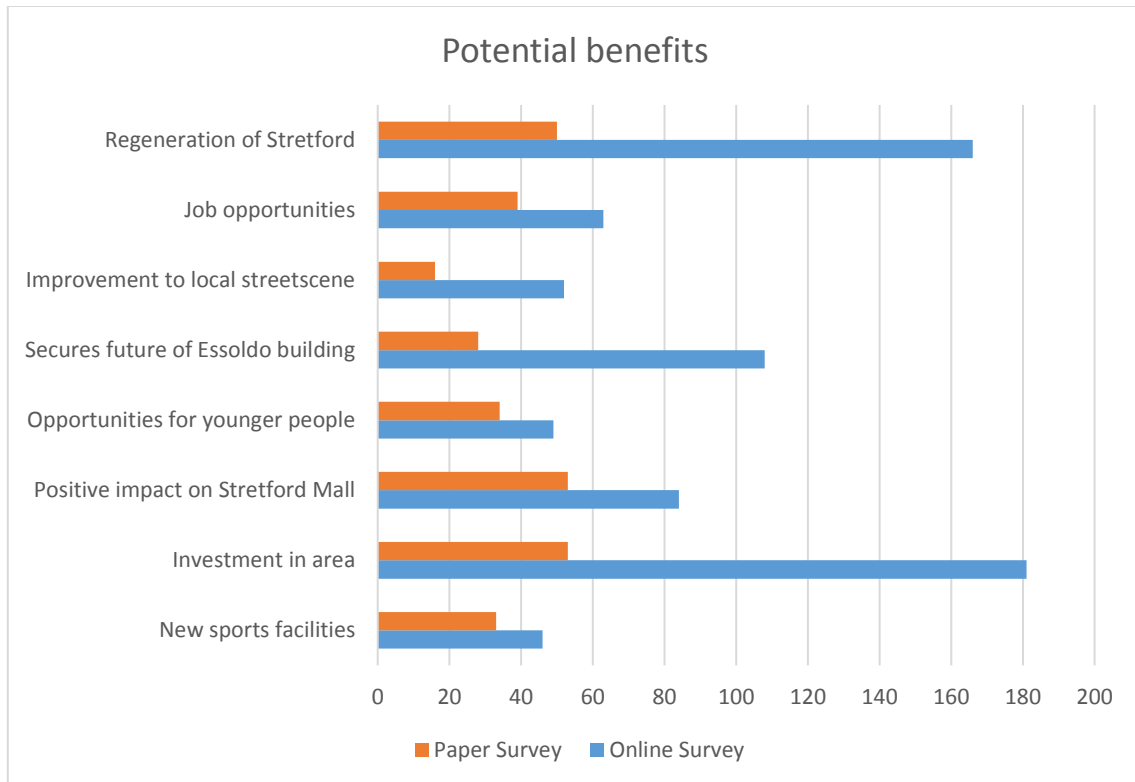
*Main concerns all associated with impact on existing population- including pressures on existing services and infrastructure.*

## 'Benefits' raised by survey:

### i) Total number of surveys:



### ii) Paper based versus online results:



*People recognise this is an investment and regeneration opportunity more than any of the other potential benefits listed. Interesting to note how the paper based and online results differ regarding the Stretford Mall and Essoldo categories- this is likely to reflect how opinions have changed over time as the Essoldo has entered the public debate more.*

## **Selection of comments from the survey**

### **Example 1:**

*I am broadly positive but my concerns are an overly big tower block that turns the Lacey Street area into a student ghetto, and ensuring the non-student community gets better library and leisure centre access and not worse.*

### **Example 2:**

*A much needed project to get Stretford back on the map*

### **Example 3:**

*Hopefully the proposals will attract businesses such as restaurants and other evening entertainments which will make Stretford a more vibrant place to live with places for us go within walking distance. Great that the Essoldo will be put to use and Stretford Mall is in dire need of improvement - it is a very depressing shopping environment at the moment, with so many empty units. Stretford has seen some positives recently with the Sip Club and pop up restaurant on Chester Road and also the Public Hall, so it would be great to build on this. I also think Stretford is an ideal location for a university campus focusing on sports and media, with two major sports grounds and MediaCity UK so close. I can understand that people living close to where the student accommodation is planned may have concerns and they need to have these addressed.*

### **Example 4:**

*It is about time that these areas of Stretford are being given new life. For too long, Stretford has looked neglected and lacking in investment. A lack of a real heart( going back to when King Street disappeared and the Arndale Centre built) not helped by Chester Road being where it is.*

### **Example 5:**

*I fully support the regeneration of Stretford. I have just moved into the area and as a young (29) professional I feel it lacks certain facilities which surrounding areas provide (Chorlton, Didsbury, Sale, Urmston etc). It would be great to see some energy put into evolving such areas like Stretford mall...which seems to be stuck in a time warp. It would be amazing to see the old Essoldo cinema back in action in any capacity but surely a "cool" Art house cinema would be a perfect fit for this site. .Not only is it extremely close to Chorlton which is FULL of artsy/creative people who would be interested and willing to support this but it would be close to the university students who would have lots of surplus money...in addition to this it is right next to the tram. I studied at Leeds University and within the hub of student housing there stood a small Art house cinema this was always bustling and it was such a romantic scene to see a tradition continuing with a newer generation.*

### **Example 6:**

*I feel every time ANYTHING gets proposed the locals are up in arms about it. For God sake take a look around and the state of the place. They want bars, pubs and restaurants. If they were a here they will be complaining about the trouble it would be attracting and the noise as well as the litter. This university proposal is once in a lifetime opportunity and would bring more investment meaning more jobs. People just don't have the vision and keep taking about "community spirit". I ask what spirit? I hope this investment takes place and goes forward.*

### **Example 7:**

- UA92 presents the transformational change that Stretford needs in order for the town to regenerate.
- Transformational change is long overdue and the Mall supports the regeneration of Stretford.
- The Mall welcomes other parties investing in Stretford.
- The Malls owners have invested £Millions over the past four years and plan to continue to do so.
- The current proposals give the Mall the opportunity to engage with potential tenants that are not currently considering Stretford as a viable proposition and may allow the Malls tenant mix to develop in areas in which there are gaps or omissions.
- It is far too early to say what the outcome will be on the Mall for a proposed redevelopment project that will evolve over nine years or more, but this level of change can only aid the Mall owners ambition to own a vibrant and successful community shopping centre.
- Our Tenants, many of whom are local residents are universally in favour of the UA92 proposal.
- Currently the Mall is a neighbour to the proposed development and not part of it.

*The need for investment in Stretford is best demonstrated by the fact that it has proved challenging to find businesses and in particular Retailers who believe in Stretford as it stands today and who think that there is a demand for their*

business here.

*If the supply of target consumers improves, their demands will be catered for by businesses choosing to operate in Stretford.*

*Currently the pace of change in Stretford's demographic makeup is slow and there are no additional or compelling reasons for business to invest in Stretford over and above other towns.*

*There is a danger that if Stretford elects to do what it has always done i.e. nothing, then it will get what it has always got.*

*The introduction of the Tesco Extra on Chester Rd and the expansion of the White City Retail Park have not aided the regeneration of Stretford town centre and it is hoped that more thought is given in future when planning permissions are received for development in this area.*

### **Example 8:**

*I'm all in favour of the proposals if the aim is to secure better futures for younger people.*

### **Example 9:**

*Accommodation proposals in S/f are too much. Loss of all green spaces. Impact on traffic and doctors. Essoldo not being used for public. Loss of leisure centre to public. Impact on housing and prices. Canal side not available for public regeneration: bars, cafes. Proper snide move by council, having already spent £12 mil on this, but there's no money for schools or school crossings etc. To line pockets of wealthy footballers!*

*Why do we need another sports university when there's already one set up at City.*

### **Example 10:**

*I am deeply concerned at the impact of the 20 storey tower block. This will intrude into my garden, shadow and block sunlight. Also concerned about crime and insurance prices rising. Concerned about the loss of use of turn moss and impact on its use whilst works take place. Manchester does not need another university. This may cause job losses and student numbers at the existing universities. Students do not always bring investment...look at hulme.*

### **Example 11:**

*One of the concerns I share with many other locals is the actual impact we can have on this proposal. We want to be sure our voice will not only be heard but acted on, as right now it seems Trafford council have been less than transparent with their plans. We need total open communication and for the council to understand that although redevelopment is sought after, changing the town into a university campus is not what any of the residents really want. I feel like many are saying yes on face value because it's better than nothing and they fear if they say no, we won't get something else. They are also put off by the complexity of the plans and time scales, both for lodging suggestions and to actually understand what these plans mean.*

*I look forward to the public events and having a chance to ask questions. We will need promises that we know will be kept (like actual, useable services for the residents of the area, not something that is unattractive and mainly appeals to students), otherwise there is no point in progressing with the development.*

*Finally, I am very concerned about the Essaldo and it's CPO. How have the council found the means to do this now but not when the public wanted it redeveloping beforehand? It feels lazy just to allow a big corporation to come in and alter the area, when it's actually doing very well albeit slowly. If the Essaldo was turned into a arts cinema theatre like HOME with public space, small library cafe and opened up to the canal, it would be much more beneficial to the community and kickstart the area regeneration.*

*Also, the mall still needs a facelift, even if people do start using it more. It's an unattractive area, that is the problem. The council don't seem to understand what makes people want to spend time somewhere, nor have they done their research.*

*Thank you for your time reading! Let's hope the development is a good one.*

### **Example 12:**

*This 'master plan' has been designed with investors, not local residents and taxpayers. It's a university we don't need, bringing buildings we don't need, and a student population who don't have much disposable income or pay council tax. Many of us feel as though it means large (green) parts of Stretford being sold off to property investors with no real sense of what residents get in return. Stretford Mall needs investment or bulldozing - this plan promises neither. What we don't need is another tower block - a blight on the skyline and it's not even for Stretford residents. What kinds of*

*jobs will this all create? Are we to assume there are lots of unemployed Sports/PE lecturers living locally? Stretford is a diverse area with, yes, problems; however, there is also a sizeable population of middle class professionals who feel massively patronised by the crumbs that Trafford Borough Council throw us. It would be a disaster for Stretford.*

### **Example 13:**

*We recently purchased our first home in Stretford. Like many, we felt the area had an opportunity for organic growth and development considering the demand for housing in neighbouring Chorlton, Sale and Urmston. Instead these plans have been imposed on us with no consultation.*

*Edge Lane is already one of the busiest junctions in Manchester. The tram is running to capacity, even now it's almost impossible to get on between 7:45 and 8:30am, even less chance with a buggy or wheelchair. What will happen with a population of 1000s more?*

*Students will bring no sense of community due to their transient nature. Manchester is already home to a vast number of students in the traditional student hubs from Oxford Road to Fallowfield. Why not further develop these areas rather than ruin one of the last areas in Trafford where two professional people can just about afford to buy their first home?*

*The motives of the developers causes a great deal of suspicion. Why the interest in student housing? Is it because of the lack of regulation in comparison to regular housing? Despite the horrors of Grenfell, only last month it was reported that the alarm did not sound when a fire broke out at one of the new student blocks in the centre of town.*

*Finally, considering this plan is supposed to be a 'University' there has been very little mention of the academic offerings. Why would a young person choose to study there and not at one of our established institutions; The University of Manchester, Manchester Metropolitan University and The University of Salford? There is more talk of the hotel and commercial opportunities than what's in it for the students paying thousands upon thousands in student loans for the chance to maybe see Gary Neville at the graduation ceremony.*

*The way this proposal has been implemented has resulted in a huge lack of trust in the council to provide a fair deal for local residents. The deal had already been done to purchase the Kellogg's site. All I can see for the future is less amenities for local people. A 'University' with next to no entry requirements, resulting in a very large drop out rate, unable to establish any kind of reputation. Increased crime as vulnerable students are targeted as there will be no funds to pay for adequate policing.*

*Yes Stretford needs investment, but build on the community, encourage some starter homes that are not snapped up by private landlords. Subsidise the rents in the Mall to encourage independent traders to offer something different to The Trafford Centre down the road. The cinema and surrounding area would be a great arts centre for everyone, not just a place for 'students only' to get their £1 vodka Red-bulls.*

*It truly will be very sad if this goes ahead. It's not going to be a nice to live.*

### **Example 14:**

*This is a badly thought out set of proposals that might have had some benefits if planned rationally and handled without secrecy and deceit. Concerned that the council is dealing with Gary Neville in a number of guises (UA92, Relentless Developments Ltd, and Salford City Fc. Lot of scope for potential conflict of interest. University campus badly thought out, student village would overwhelm town centre and destroy opportunity to open out the canal side to community space as at Sale Waterside. Turn Moss is an insult. The leaflet did not mention Salford City FC and the proposal is a disgrace.*

### **Example 15:**

*My biggest concern is that the entire strategy for regenerating Stretford now rests upon a single investment proposal which is untested, not clearly worked through, and skews priorities away from those of current residents towards those of a possible future transient population which may never materialise.*

*It does not take account of the area's increasing popularity and demand for housing for increasingly affluent and aspirational families and provide opportunities for them to spend their money in the neighbourhood, particularly on evening economy, bars, restaurants and culture which are underserved in Chorlton and Stretford. The Grammar School system is a draw for families and Stretford is beginning to be seen as an extension of the Chorlton community.*

*This is a more sustainable source of investment and community cohesion than a huge influx (and it would be huge) of transient 18-25 year olds.*

*There are many more detailed concerns but many of them are because of unanswered questions which suggest that this is rushed and ill thought through and driven by a desire for investment and revenue generation to benefit Trafford Borough as a whole, at the expense of Stretford. I feel as a newcomer, with more than 15 years as a regeneration professional, that Stretford is being undersold and that the senior TMBC politicians and officers are blind to its potential as a neighbourhood of choice for families and young professionals.*

#### **Example 16:**

*Trafford Council investing in this project is just gambling with tax payers' money. I would prefer the Lacey Street site to be no higher than 6 stories and used to provide a mix of social, affordable and private housing. There should be open space on the site next to the canal, to open the canal up to the wider population, with units available for cafes etc.*

#### **Example 17:**

*I am pleased that Stretford will be invested in as it is long overdue, my concerns are that families must be catered for with better housing, jobs and leisure facilities. Stretford currently has nothing to offer young children, adolescents or older people so they have to go outside of the area to find what they need and money is not being spent or utilised in the area. It is basically a corridor to Manchester City Centre and the Trafford Centre which is a great shame as historically it was a family orientated area. Although students will bring new life and hopefully a much needed vibrancy to the area it is vitally important that the current residents are not forgotten.*

#### **Example 18:**

*The 'consultation' began after a deal had already been agreed with UA92 so Trafford are now obliged to provide accommodation. The best we seem to be able to achieve is damage limitation. The concentration of accommodation on Lacy street is too dense and oppressive. Spread it out across the area. Bring the hotel and apartments planned for Kellogg's to Lacy Street. There is a hotel at LCC and MUFC already and the bar and restaurant from a hotel would help Stretford town centre. I don't think leisure centre will cope with additional demand and object to Salford City renting pitches at Turn Moss.*

#### **Example 19:**

*facilities and improvements should also benefit existing Stretford residents, happy to see investment in Stretford where I have lived for 25 years.*

#### **Example 20:**

*I am broadly supportive of the idea of a university and relevant campus as I feel it will provide investment in Stretford. There are many areas that would benefit from improvement, from the streetscape, to Stretford mall and the lack of restaurants / bars / leisure for residents. However, I am concerned that a 20 storey tower on the site proposed would be too large for the space. The plan also does not go far enough in tying in development of the Mall, which at the moment is an eyesore and underused, run down space. I am also concerned by the pressure on roads / trams / doctors / parking etc in the area. The loss of trees on the A56 and restriction to Turn Moss playing fields for the public is unnecessary and puts the needs of students ahead of the local population as a whole.*

#### **Example 21:**

*I am unsure about how to feel really because I don't think there is enough information yet. I am generally untrusting of Trafford council however so I am suspicious. Unfortunately because Stretford town centre is currently so awful, I can't see how it could be made much worse.*

*I am concerned about the building of student accommodation because I know that this does not have to comply with standard building regulations and will therefore not be suitable to be used as anything else should the university fail. I think this accommodation should be built with future proofing in mind. It should meet the necessary standards of residential accommodation so that it could be used to house people year round should the university fail.*

*Additionally the recent artist impressions of this building made it look like something out of pre 1990 East Berlin. The area needs improvement not more of the same.*

*I am also concerned about the leisure centre going. It is important that access is retained by the local community. Considering the disruption to the local community, and the fact that the current leisure centre has not been updated in more than 30 years, I think it important that the new leisure facilities are a remarkable improvement and there should not be any kind of price increase. In fact, cost should be subsidised for local residents.*

*Access to Turn Moss must also be retained by local residents.*

#### **Example 22:**



*Stretford resident's needs have been sacrificed for the transient, council tax exempt student population. Being told that only an influx of new people can regenerate Stretford is insulting to current residents, working hard to build up a thriving community. The whole process has been poorly communicated, with information changing, questions going unanswered and details vague. It looks like our 'once in a generation opportunity' to create a vibrant Stretford will be squandered for the benefit of a commercial scheme with no guarantee of success. #wearestretford and we don't need students to save us. We have very little trust in the council that anything we say will stop or even amend these plans. Stretford is worth more and we have the passion and skills to actually make this a world-class project, if we're included in the process. None of the current proposals are going to be for the benefit of residents and all need re-thinking, as shown by the Creative and constructive discussions on social media.*

**Example 23:**

*I don't like the conversion of green space at turn moss being treated as part of ua92, it's for separate commercial purposes. Why did the council have to create 3 pitches for leasing out, to create enough revenue to propose to build 1 floodlit pitch for wider commercial use. The cost benefit analysis does not make sense, and only reduces amount of green space available to public. Plus scale of student housing is far too big and overbearing. Likely students will be local so a 20 storey block is an unnecessary eyesore. If wanting to generate footfall for Mall, recover the office space at the mall to studios with commercial space at ground level (similar to university of Manchester - whitworth park). Finally the consultation period was far too short and disjointed. Even at same meetings people at different tables were very receiving different answers from council Representatives.*

**Example 24:**

*Redevelopment on lacy street should be community leisure space - a massive student block will have a severe impact on community mix and not save the mall fortunes. Retail space needs external access so units can manage themselves and serve the wider community. The metrolink is also at capacity, especially at peak times. It will become impossible to commute from Stretford into manchester as I believe there are no plans for metrolink to be able to run additional double trams on line with current system.*



TRAFFORD  
COUNCIL

# **PART 9:** **GORSE HILL STUDIOS** **CONSULTATION** **FEEDBACK**

## Part 9: Gorse Hill Consultation Feedback

### Introduction

The Stretford Masterplan is a very exciting proposal, Trafford Council carried out a consultation throughout October to December 2017. It was important to Trafford Council that the consultation process was accessible and that young people's views were heard to make sure a wide section of the communities' voice was heard, Gorse Hill Studios carried out a consultation with a selection of young people from a range of project and settings. The aim was to target young people who were less likely to fill to take part in the survey.

### Methodology

Gorse Hill Studios delivers services from a thriving youth arts centre based in the North of Trafford as well as outreach settings with specific contracts with key Local Authorities, Schools and Commissioning Groups, as well as working in partnership with several youth organisations. The charity provides free/low cost, high quality, accessible and responsive services to young people between the ages of 8 and 25 who present with a wide range of issues, from mental health to exclusion from education.

GHs provides a mixture of arts, music and youth services, with particular experience and a reputation for expertise in working with young people with additional needs and those struggling with mainstream education, incorporating arts and creativity which generate a wealth of positive impacts. The charity encourages and supports young people to have a voice in the organisation, and commits to offering a range of interventions and activities, providing a menu of support and choices that responds to needs not met elsewhere. Accreditation options are combined with opportunities for young people to learn, develop new skills, be creative, have fun and demonstrate to themselves and others that they have the skills, tools and social capital to be resilient and recognise their potential.

Gorse Hill Studios holds the Community Reporting licence for Trafford, The [Institute of Community Reporters](#) was established in 2012 by People's Voice Media to act as a representative body for trained community reporters across the UK and Europe. The Institute's aim is to provide a space for those who are not usually heard, allowing them to use on-line tools to share their stories and experiences with each other and with a wider audience. We use these stories to create conversations that influence and inform people and organisations.

Gorse Hill Studios has a group of young people who are now trained as Community Reporters and used the Community Reporting for Insight model to carry out this consultation.

The insight model uses digital tools to gather user voice and grassroots perspectives to ascertain key trends and inform research findings and service redesign. The group decided to deliver a short presentation on the Stretford Masterplan - to the groups and individuals that took part in the consultation they recorded the conversations, using the following method:

- Dialogue interviews: These are peer-to-peer 'interviews' that do not have pre-determined questions. Instead, an opening question (i.e. a conversation starter) is asked which enables the storyteller to start to tell their story. The Community Reporter recording the story then asked questions within this storytelling process

that naturally occurred to theme of the Stretford Masterplan. The structure of the interviews mimics our day-to-day conversations.

- The final stage is the co-curation model: The CR group analysed the short films and voice recordings, they examined each of the stories gathered and identify the key message(s) in them. From this, they ascertain a set of themes/trends and also highlighted any anomalies within the stories.

## Results

In each conversation participants were asked to rate Stretford with a score out of 10, with 0 couldn't be worse and 10 being couldn't be better!

122 participants took part in the interviews either in a group or as an individual the average score for the question 'Do you love Stretford?' was 7.5.

All the interviews that took place used the following questions as conversation starters, the Community Reporters have watched the and listened to the recordings and have produced a list of the most popular key themes and strongest quotes under each question.

1. How do you feel about ua92, a new university focused on sport, business and media, coming to Stretford?

### Key themes

- Don't care
- It might be good, I might go
- Uncertain
- Benefit me and my family
- Excited for new opportunities
- Interested in the quality of the university
- Will not affect me
- Will it really happen?
- I hope schools can get involved
- More opportunities to take part in sport
- Will local people be able to access the facilities
- Can only improve the area
- Will put Stretford on the map
- What impact will the students have on the area

### Quotes

- *I think it's a great idea. Yes, I might attend to go on and continue to do media.*
- *I feel that it is a good idea to invest in the future and interests of young people, however I feel that it is very limiting in terms of academically and feel it would be better if there was more for groups.*
- *This is awesome does this mean there will be more job opportunities.*
- *The students could volunteer with local youth groups*
- *I would be more likely to go to university if it was on my doorstep*

## 2. What improvements and new facilities would you like to see in Stretford town centre?

### Key themes

- Better facilities for young people
- Improved Sports facilities
- Don't know
- Improvement in schools
- New Interesting shopping opportunities
- Support for business ideas
- Cleaner
- Needs brightening up
- Needs to be young people friendly
- Schools involved in the local area
- Music Band and gig space
- The canal needs cleaning up

### Quotes

- *More places for young people to engage with and facilities for young people.*
- *More places for young people to go and express themselves, grow and develop through the things that interest them.*
- *Family friendly facilities*
- *Less crime to feel safe*
- *Concerned about the amount of traffic and the effect on them environment*
- *It's very focused on the older generation*

## 3. What new leisure facilities would you like to see in Stretford?

### Key themes

- Outdoor leisure facilities
- Swimming facilities
- Gym young people can access safely
- Theatre or cinema
- Dog park
- Skate park
- parkour
- Basketball courts
- Legal graffiti walls
- Rock climbing walls
- A stage, or area that can be converted into a stage
- Table tennis tables
- Wi-Fi access
- Access to power

### Quotes

- *I would be worried local people can't access new facilities because they are full of students or too expensive.*
- *Trafford has lots of towns but no main centre, with improvements and better shops and the uni, it could become THE place to be in Trafford.*

#### 4. What do you like about Stretford that you wouldn't want to see change

##### Key themes

- The people & the community
- Victoria Park
- Friends and family live here
- Good transport
- Nothing
- Canal
- Schools

##### Quotes

- *Stretford shouldn't be made fancy, the vibe and culture shouldn't be changed!*
- *It's a great place to live, I have moved around a lot and this has been the best*

##### Participants

The young people who took part in this consultation are participants in the following projects:

- Saturday Challenge: Personal development through arts, sports and life skill projects aimed at young people with additional needs.
- Lostock College Community Reporters: Students currently training to be Community Reporters.
- Stretford High School Community Reporters: Students trained as Community Reporters.
- Aim Sky High: Performing arts, a mixed group of senior dancers.
- All Youth Matters: Youth Leaders group of young people training to be Youth Leaders.
- Lostock Youth Centre: Open access youth session.
- St John Vianney: Multi arts 6<sup>th</sup> form project.
- ACE (Alternative Creative Education): Young people accessing an alternative education programme.
- Davyhulme Youth Club: Open access youth session.

## Profile

122 participants

<b>Gender</b>	Male	35%
	Female	64%
	Non binary	1%
<b>Age</b>	11 – 12 years	22%
	13 – 14 years	49%
	15 – 19 years	29%
<b>School Year Group</b>	Years 7 and 9	30%
	Years 10 and 13	43%
	NEET	27%
<b>Disability</b>	Yes	29%
	No	71%
<b>Ethnicity</b>	White British	44%
	White Other	22%
	BME	34%
<b>Religion</b>	No religion	60%
	Christian	21%
	Muslim	14%
	Other	5%
<b>Sexual Orientation</b>	Attracted to opposite sex	83%
	Attracted to same sex	4%
	Attracted to both sexes	9%
	Attracted to neither sex	3%