

Wythenshawe Town Centre

Residential Consultation Feedback Summary
February 2026

Introduction.

We know how important it is to grow Wythenshawe with the community. That's why we've been out over the last few months hearing what you want to see from the 422 homes planned for Wythenshawe town centre.

Thank you to everyone who got involved!

Here's a summary of all the feedback we have received.



Feedback Summary

Have your say



The £500m masterplan for Wythenshawe town centre will bring new places to live and spaces for the community to come together.

Come along to our next drop in and have your say.

**Makers Market, 10am-4pm
Saturday 5th July**

**Wythenshawe
Town Centre**



Have your say

**Wythenshawe Maker's Market
Saturday 5th July**



**What makes
Wythenshawe Special?**

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Key Themes

HOMES

Many local residents wanted to see a diverse range of house types, such as homes for families and older people, as well as accommodation for younger people.

There was a strong desire to see affordable and social housing and prioritising local people.

LOCAL INFRASTRUCTURE

Whilst some local residents were supportive of the homes proposed, some wanted to see greater provision of community infrastructure, such as new doctors, dentists, schools etc. for the influx of new residents.

RETAIL / AMENITIES

Some respondents asked for improved local amenities, including places to eat, socialise, and spend time.

There were also some respondents who wanted to see more parking provision for the residents.

Do you agree with our plans for the first three residential sites, which will deliver around 400 new homes for Wythenshawe – all of which will be affordable?

Have your say



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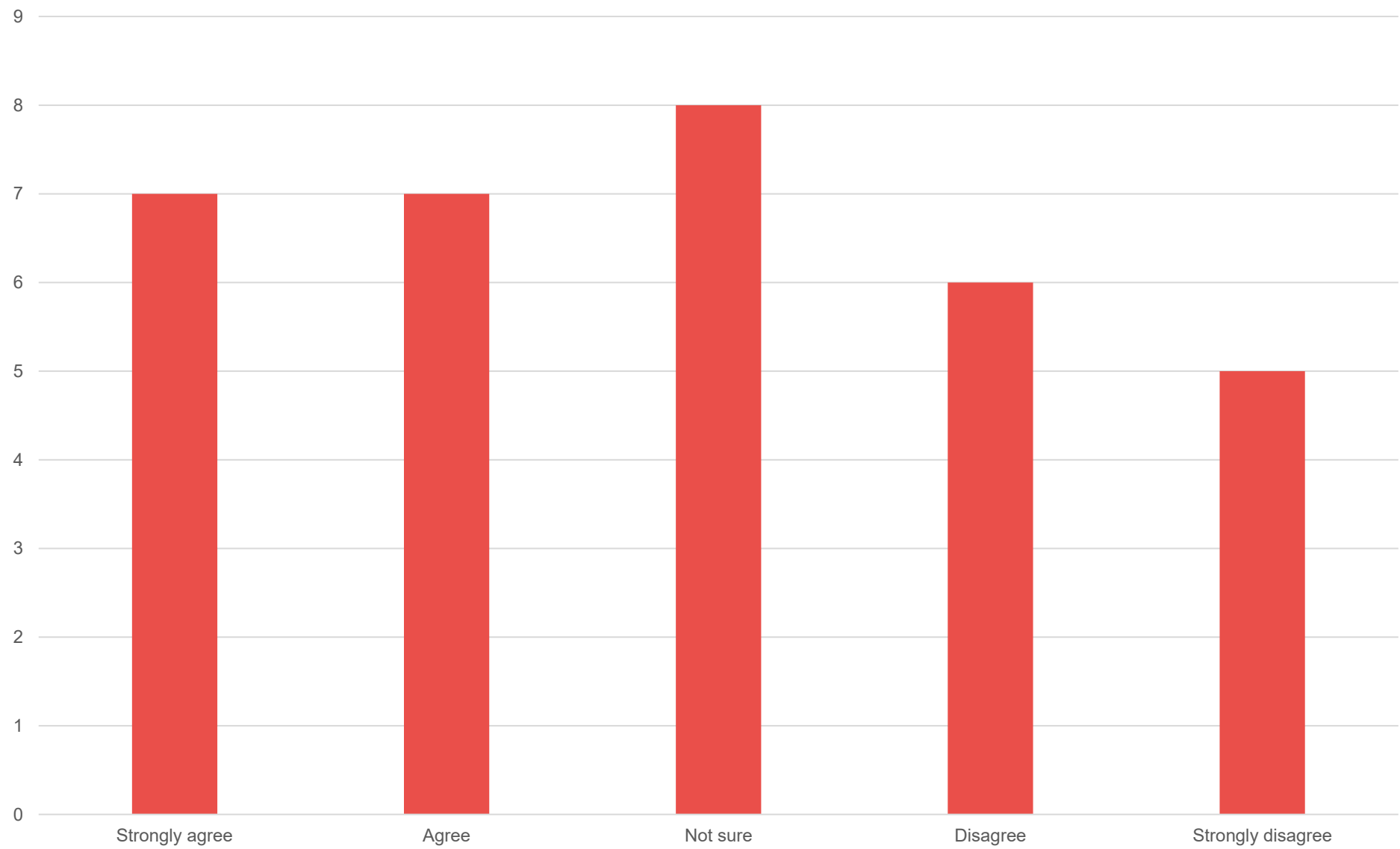
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The plans for Brotherton House include a total of approximately 215 homes. There will be an apartment building with 80 homes for older people, 25 townhouses and an apartment building with around 109 homes for people in later life and for those living with dementia. What do you think about the plans?

Have your say



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A word cloud featuring various terms related to housing, community, and social services. The words are arranged in a dense, overlapping manner, with colors ranging from yellow to blue. The most prominent words are 'homes' and 'local', both in large yellow font. Other significant words include 'residents' in blue, 'affordability' in yellow, 'improved' in blue, 'well-designed' in blue, 'balconies' in red, 'good-quality' in yellow, 'amenities' in red, 'design' in red, 'family' in yellow, 'houses' in red, 'affordable' in blue, 'light' in yellow, 'public' in red, 'services' in red, 'good' in blue, 'GP' in blue, 'as' in red, 'and' in yellow, 'support' in red, 'natural' in blue, 'schools' in yellow, 'transport' in yellow, 'socialise' in blue, 'kitchens' in red, 'social' in yellow, 'wider' in red, 'bathrooms' in blue, 'thoughtful' in yellow, 'space' in blue, 'dementia' in blue, 'for' in red, 'such' in yellow, 'of' in blue, 'new' in yellow, 'mix' in yellow, 'surgeries' in red, 'outdoor' in blue, and 'well-designed' in blue.

affordability
improved
well-designed balconies good-quality
design family houses amenities
affordable light public
outdoor residents services
surgeries mix good GP
such of new homes as
for dementia and
space
bathrooms wider local natural support
thoughtful social housing schools
kitchens transport
socialise

Many people supported the idea of new affordable homes for older residents and those living with dementia.

Some respondents said they would like to see a wider mix of homes, including family houses and more social housing.

People shared views on apartment designs, asking for features such as good natural light, balconies or outdoor space, and well-designed kitchens and bathrooms, along with considerations for overall safety and comfort.

Overall, feedback showed general support, alongside clear requests for thoughtful design, good-quality homes, and strong support for older residents.

There were mixed views on placing homes for vulnerable older adults close to family housing, with some asking for further thought about how the layout will work in practice

A key theme was affordability: people want the homes to be genuinely affordable and for local residents to be given priority where possible.

Some respondents asked for improved local amenities, including places to eat, socialise, and spend time.

Residents raised questions about whether local services, such as schools, GP surgeries, and public transport, can support more people living in the area.

Several respondents highlighted the importance of specialist advice (for example, from dementia experts) to ensure the homes meet the needs of older residents.

The plans for Alpha House include an apartment building for around 125 one and two-bed social rent homes.
What do you think about the plans?

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A word cloud centered around the word "homes". The words are arranged in a circular pattern around the central word, with varying sizes and colors. The colors include red, green, blue, and purple. The words are: shops, kitchens, parking, gardens, residents, disabled, people, Alpha, older, rent, communal, supportive, new, mix, accessibility, schools, local, homes, balconies, pensioners, of, House, properties, social, affordable, family-sized, rooftop, and doctors.

shops
kitchens parking
gardens residents disabled
people Alpha older rent
communal supportive new mix accessibility
schools local homes balconies
pensioners of House properties
social affordable
family-sized rooftop
doctors

Most people were supportive of redeveloping Alpha House, recognising the need for new, affordable homes in the town centre.

Many people stressed that the homes must be genuinely affordable for local residents, including older people, pensioners, and those on lower incomes.

A number of local residents asked for a greater mix of homes, with more family-sized properties, larger kitchens, and homes suitable for disabled residents.

People also expressed interest in balconies, communal or rooftop gardens, and off-road parking to support quality of life for future residents.

Some raised questions about the tenure mix (for example, affordable, social rent, or ownership) and how this could affect current local homeowners.

Concerns were expressed about local infrastructure, such as schools and GP surgeries, and whether these services could support an increase in residents.

There were calls for more parking provision and for new shop units to have affordable rent, helping to ensure they remain occupied and accessible to local businesses.

Overall, respondents showed cautious support, with a strong message about affordability, accessibility, and ensuring homes reflect the needs of the community.

The plans for C2 The Birtles include around 80 one and two-bed apartments, for affordable rent, and ground floor spaces for new shops. What do you think about the plans?

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kitchens communal
infrastructure rooftop
garden affordable parking people
housing local parks walls gardens
storage bike homes C2
village flats living social spaces
large shops variety
the heritage
Birtles

The local community generally supported affordable homes and new shops but stressed that rent and shop costs must be genuinely affordable.

Many requested larger family homes, good-sized kitchens, communal spaces, and rooftop gardens.

Concerns were raised about parking, local infrastructure, and shop occupancy.

Some wanted more variety in housing and shops and building designs that reflect Wythenshawe's Garden Village heritage.

Some residents wanted to ensure that the homes are genuinely affordable for local people.

Other respondents wished to see more homes, rather than flats, and others wanted to see more social housing.

Some residents want to see pocket parks created, as well as storage for bikes.

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