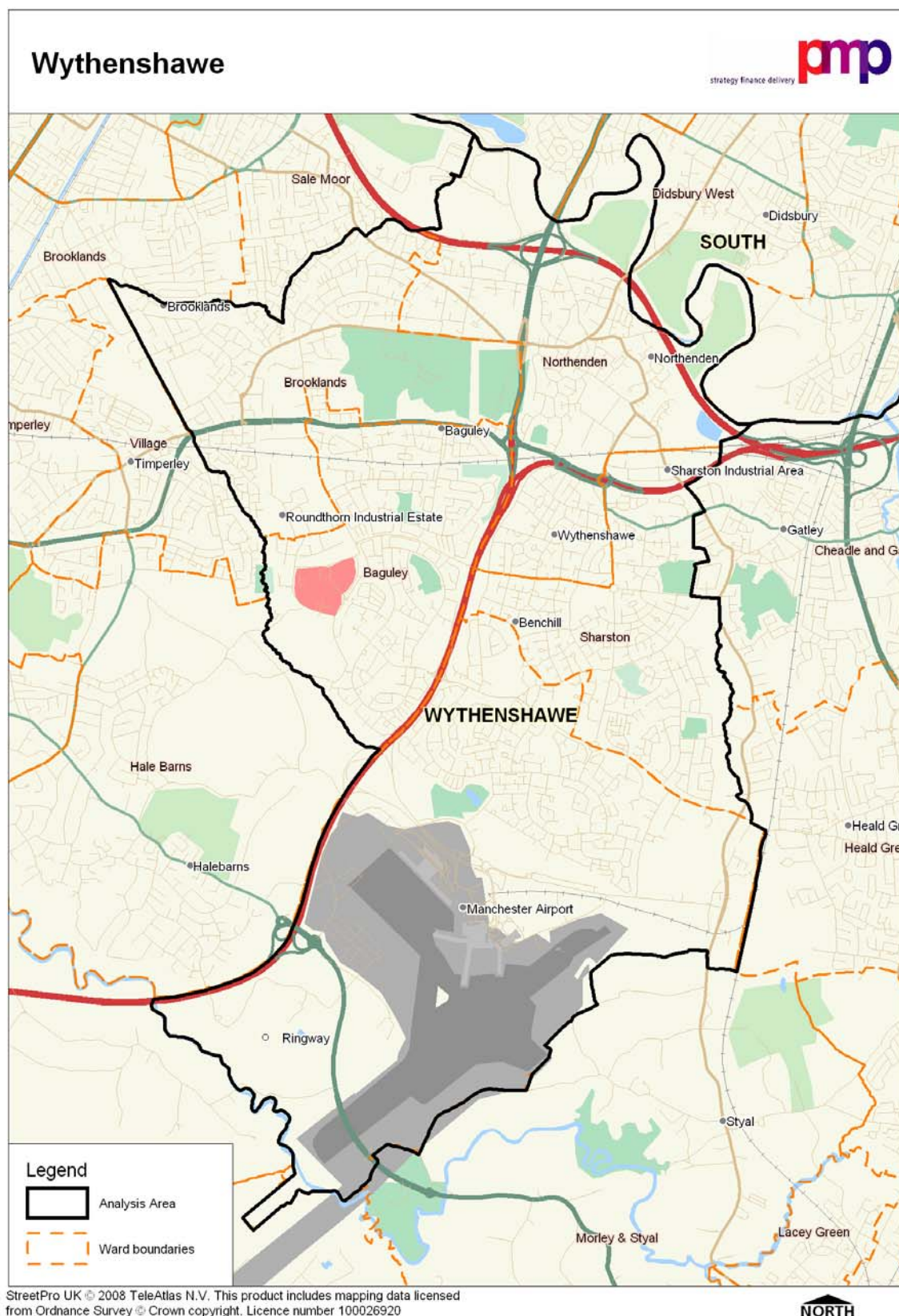


18. Wythenshawe

Introduction

- 18.1 The population of Wythenshawe is 73,063 (2001 Census). It contains five wards, specifically Northenden, Brooklands, Baguley, Sharston and Woodhouse Park. Map 18.1 overleaf illustrates the Wythenshawe regeneration area.
- 18.2 The Wythenshawe Regeneration Framework sets a vision for the area to become Manchester's Garden City. This is based both on brings together the positive aspects of Wythenshawe's housing and green space (the Garden) with the potential for further job creation, better quality shops and lifestyle facilities (the City). the area contains some large and vast open spaces and housing is less dense than in areas in closer proximity to the City Centre.
- 18.3 Wythenshawe's population has declined by 9% between 1991 and 2001. However, due to new developments in the area the population is expected to have increased since the last census.
- 18.4 Economic activity in the area is below both regional and national averages and levels of deprivation are also high, with 19 of the 44 SOAs classified within the poorest 5% of communities in England.
- 18.5 The key objectives of the Wythenshawe Strategic Regeneration Framework (SRF) include to:
- improve the health of Wythenshawe's residents
 - utilize Wythenshawe's natural assets to make it a more attractive place to live and work.
- 18.6 Of particular relevance to open space, sport and recreation facilities in the area, the targets of the SRF include to:
- use development and redevelopment as a tool to create new open spaces, particularly within South Wythenshawe where there is under provision
 - capitalizing on Wythenshawe Park, creating an environment for people to enjoy and improving biodiversity and nature conservation.

Map 18.1 – Wythenshawe



Open space, sport and recreation provision across Wythenshawe

18.7 Wythenshawe has good access to formal and informal open space and combined with river corridors there are many recreational opportunities for residents. However, key issues include:

- Wythenshawe Park is not easily accessible for the majority of residents in the south and east
- there is limited open space in Benchill
- there are a number of neglected green corridors.

18.8 Open space, sport and recreation facilities located within Wythenshawe are as follows:

- Wythenshawe Park, the only City park in Wythenshawe. The park is the second largest park in Manchester and provides a variety of activities from horse riding to tennis and bowls. A number of events are held at the park throughout the year and in 2008 the park achieved Green Flag status
- 14 local parks. Baguley Park, Culmere Park and Painswick Park have all achieved Green Flag status
- 34 natural open spaces ranging in size from 0.22 hectares to 33 hectares. Gibb Lane Wood (26 hectares) and Mersey Kenworth Wood (33 hectares) are the most significant expanses of natural open space in the area
- 52 amenity green spaces, with the average size of a site being 0.85 hectares. Within Wythenshawe 12 amenity green space sites are over one hectare in size
- 16 children's play areas, comprising of stand alone play areas and play areas located within parks. Supplementing this there are also 16 facilities for young people, of which the majority of sites are MUGAs
- a range of outdoor sports facilities, including:
 - one athletics track
 - two full size synthetic turf pitches
 - 28 grass pitches.
- seven allotments, with the largest site being Woodhouse Park (118 plots). Waiting lists are evident on four of the seven sites with the greatest waiting lists found at Lamb Pitts (19 people).

18.9 Table 18.1 summarises the quantity of open space falling into each of the typologies assessed as part of this study. Outdoor sports facilities are evaluated separately in table 18.2.

Table 18.1 – Open space across Wythenshawe

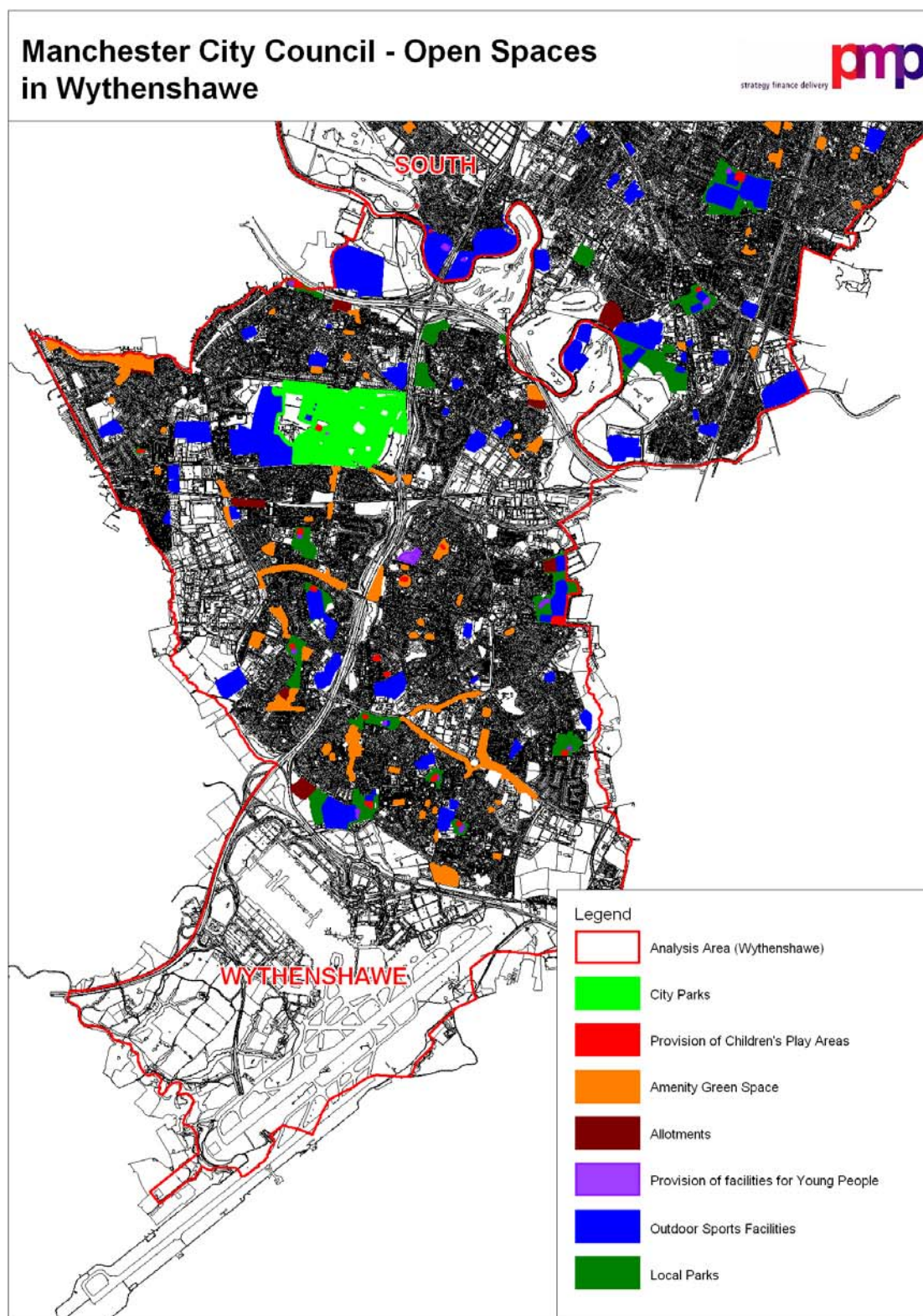
Open space type	Number of sites	Hectares (total)	Hectares per 1000 population
City parks	1	147.80	2.04
Local parks	14	35.99	0.51
Natural and semi natural open space	34	179.53	2.54
Amenity green space	52	42.07	0.60
Children's play areas	16	2.61	0.04
Provision for young people	16	2.46	0.03
Allotments	7	8.21	0.12

Table 18.2 – Outdoor sports facilities

Outdoor sports facility type	Number of sites	Hectares (total)	Hectares per 1000 population
Grass pitches	28	89.96	1.27
Synthetic turf pitches	4 (2 full size)	1.51	0.02
Bowling greens	4 (7 greens)	1.17	0.02
Tennis courts	4 (18 courts)	0.88	0.01

18.10 Map 18.2 overleaf illustrates the distribution of open spaces across Wythenshawe.

Map 18.2 – Open space, sport and recreation facilities in Wythenshawe



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The adequacy of provision in Wythenshawe

- 18.11 As discussed in Section 4, standards have been set for all types of open space. The application of the recommended quantity, quality and accessibility standards is essential in understanding the existing distribution of open space sport and recreation facilities and identifying areas where provision is insufficient to meet local needs.
- 18.12 Table 18.3 evaluates the adequacy of the quantity of open space in Wythenshawe measuring the existing provision against the local standards. It also highlights the amount of population growth that could be accommodated before existing provision would fall below the minimum standards.

Table 18.3 – Application of the Manchester City Council Quantity Standards in Wythenshawe

Type of open space	Current Provision (hectares)	Shortfall / surplus against local standard 2008 (hectares)	Amount of population growth that can be accommodated
City parks	0	-14.09	Below minimum
Local parks	35.99	1.47	2,995
Natural and semi natural	179.53	45.67	24,035
Amenity green spaces	42.07	13.88	34,721
Children's play areas	2.61	0.74	26,213
Provision for young people	2.46	0.06	1,899
Outdoor sports facilities	94.64	25.60	26,117
Allotments	8.21	No standard set	No standard set
Civic spaces	0	No standard set	No standard set
Cemeteries and churchyards	1.23	No standard set	No standard set

Green = above the standard, Red = below the standard

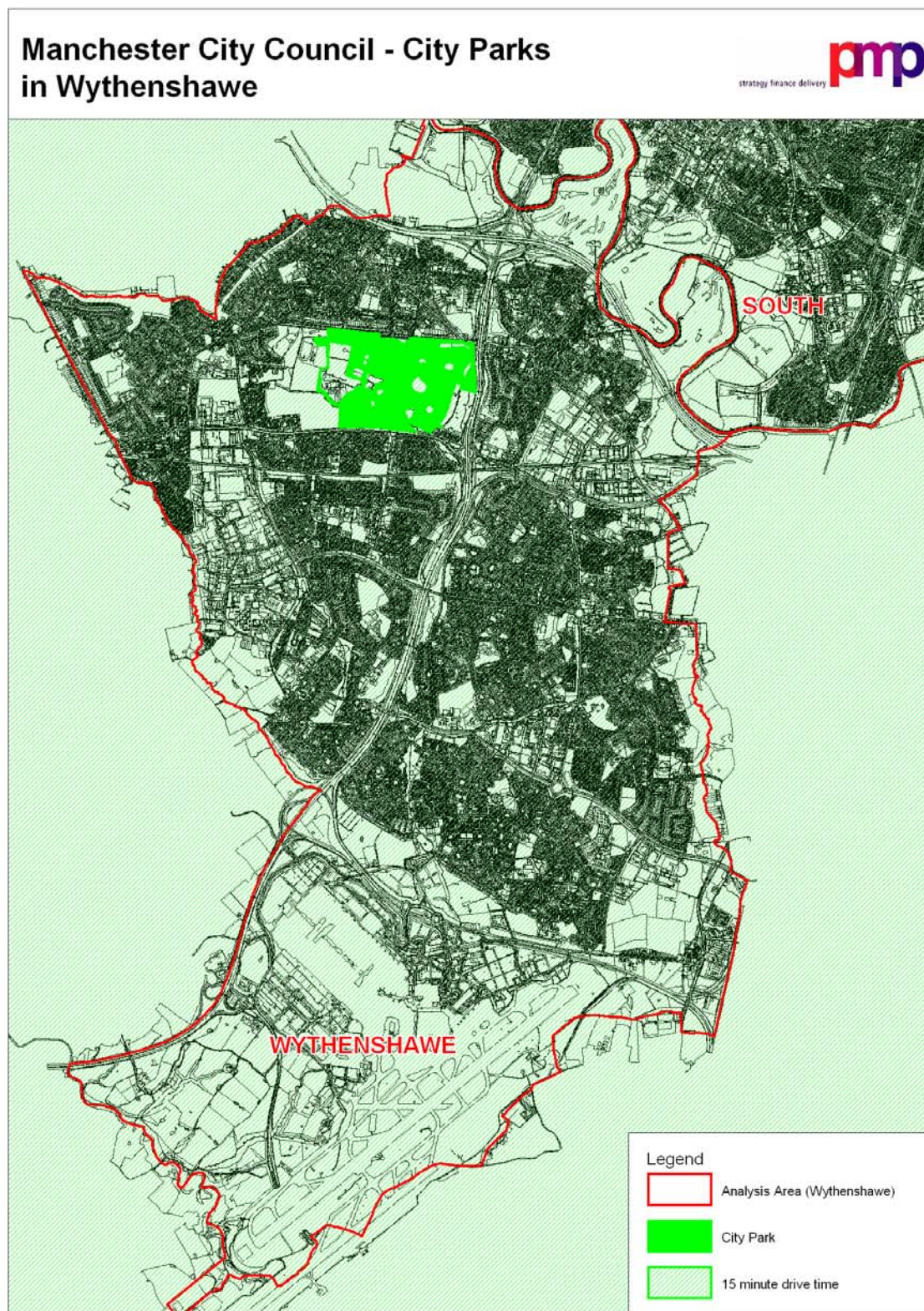
- 18.13 The application of local quantity standards suggests that there are high quantities of open space in Wythenshawe in comparison to other areas and to the recommended standards, with provision exceeding the recommended minimum for all types of open space with the exception of City parks. In reality, the shortfall of City parks is offset by the presence of Wythenshawe Park, a regional facility which negates the need for City parks.
- 18.14 The quantity standards enable the identification of areas that do not meet the minimum provision standards, while the accessibility standards will help determine where those deficiencies are of high importance. It is essential to apply the standards in isolation and then to apply them in the context of each other. Applying the standards together is a more meaningful method of analysis than applying the standards separately.

- 18.15 Maps 18.3 – 18.12 therefore evaluate the provision of each of the different types of open space across Wythenshawe. It can be seen that while the quantity of open space is good, the distribution of sites is uneven in places. In particular, there are residents in Northenden and Brooklands outside the catchment areas for both facilities for children and young people.
- 18.16 The quality of open spaces in Wythenshawe is average. Table 18.4 summarises the average quality score achieved for each type of open space in Wythenshawe and shows a particularly variation in the quality of open spaces.

Table 18.4 – Quality of open spaces in North Manchester

Area	Outdoor sports facilities	Natural open space	Amenity green space	Provision for children	Provision for young people
Wythenshawe	73	59	67	77	68

Map 18.3 – City Parks in Wythenshawe



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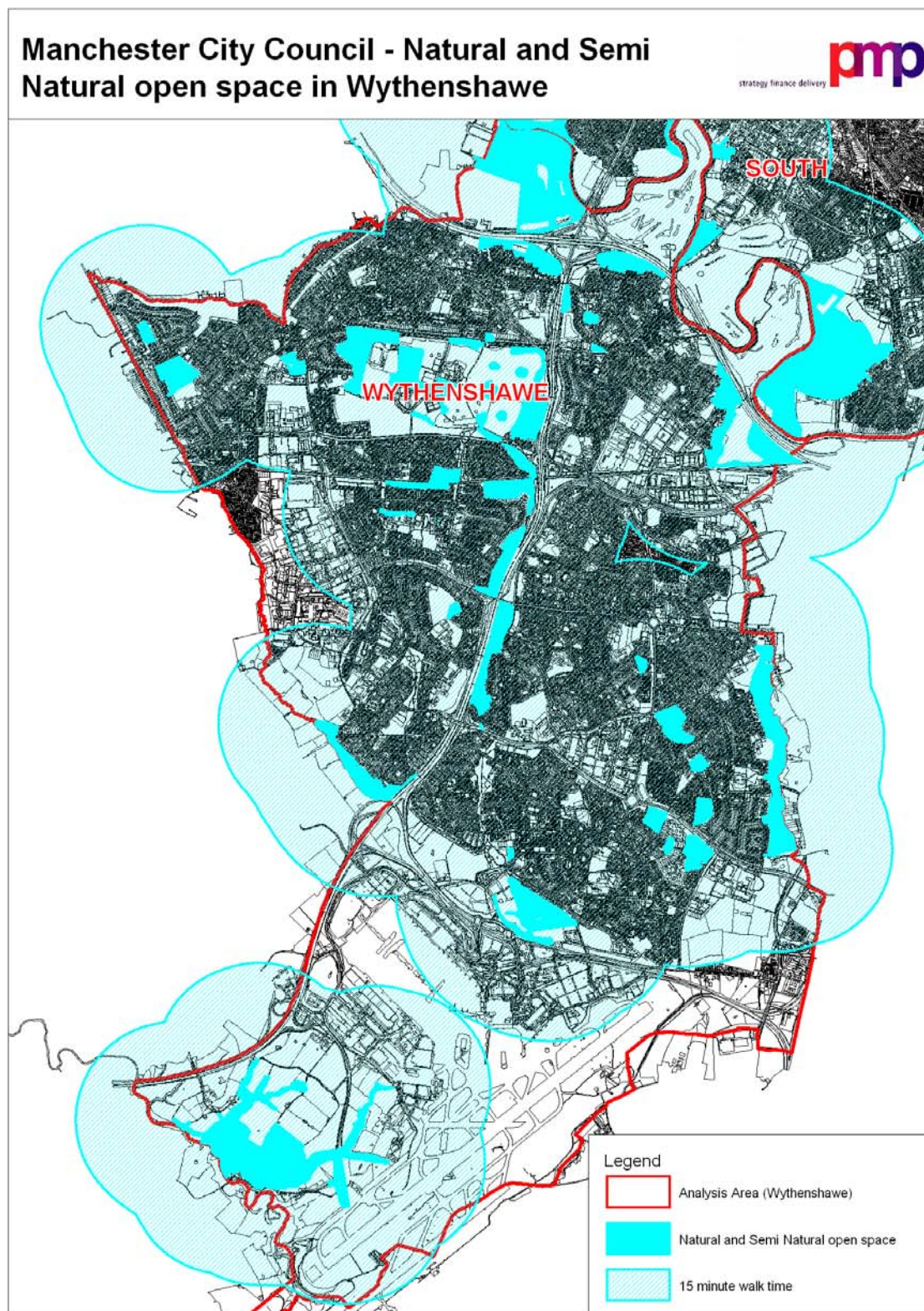
Map 18.4 – Local Parks in Wythenshawe



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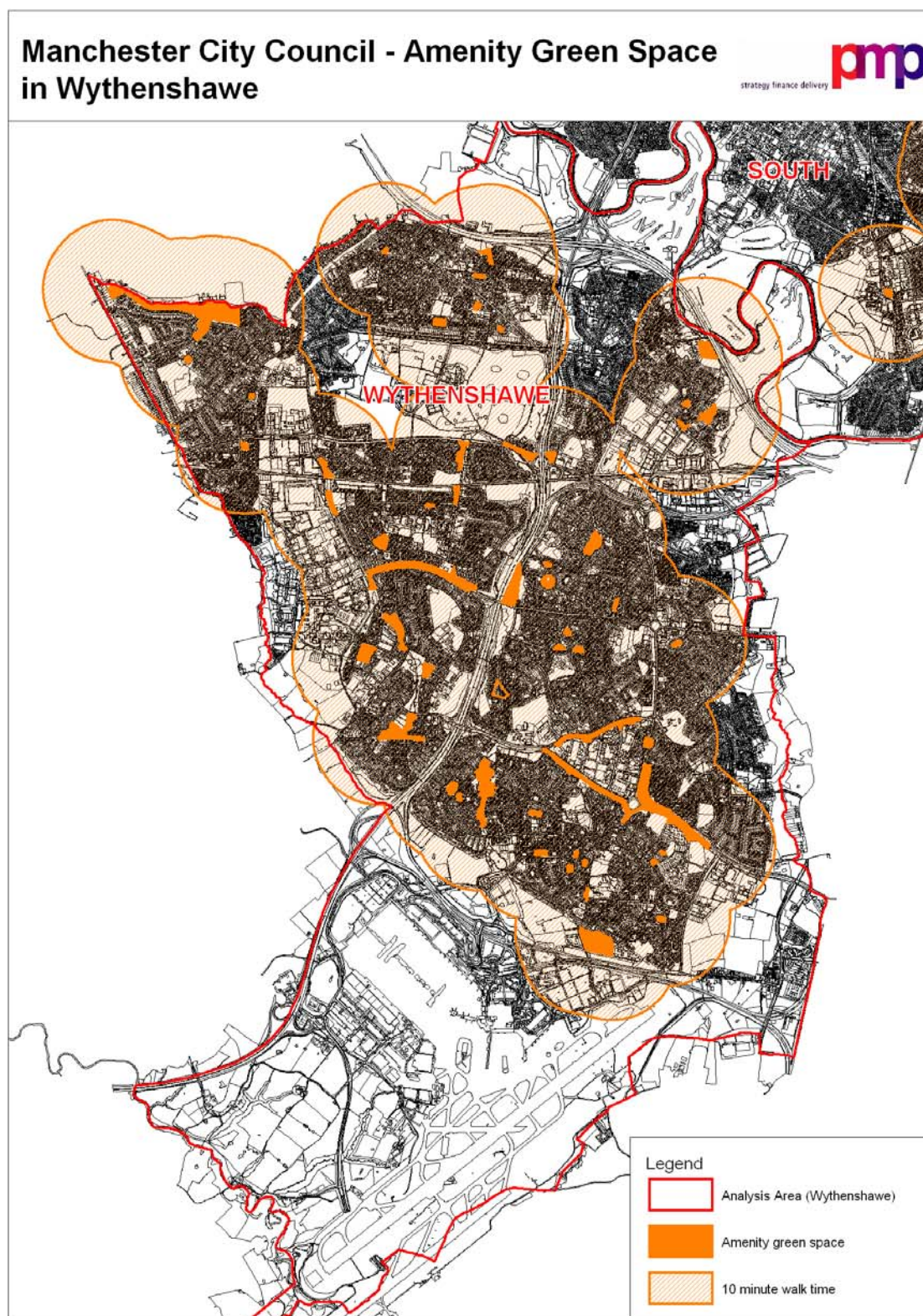
Map 18.5 – Natural and semi natural open space in Wythenshawe



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Map 18.6 – Amenity green space in Wythenshawe



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Map 18.7 – Children’s play areas in Wythenshawe



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Map 18.8 – Provision for young people in Wythenshawe



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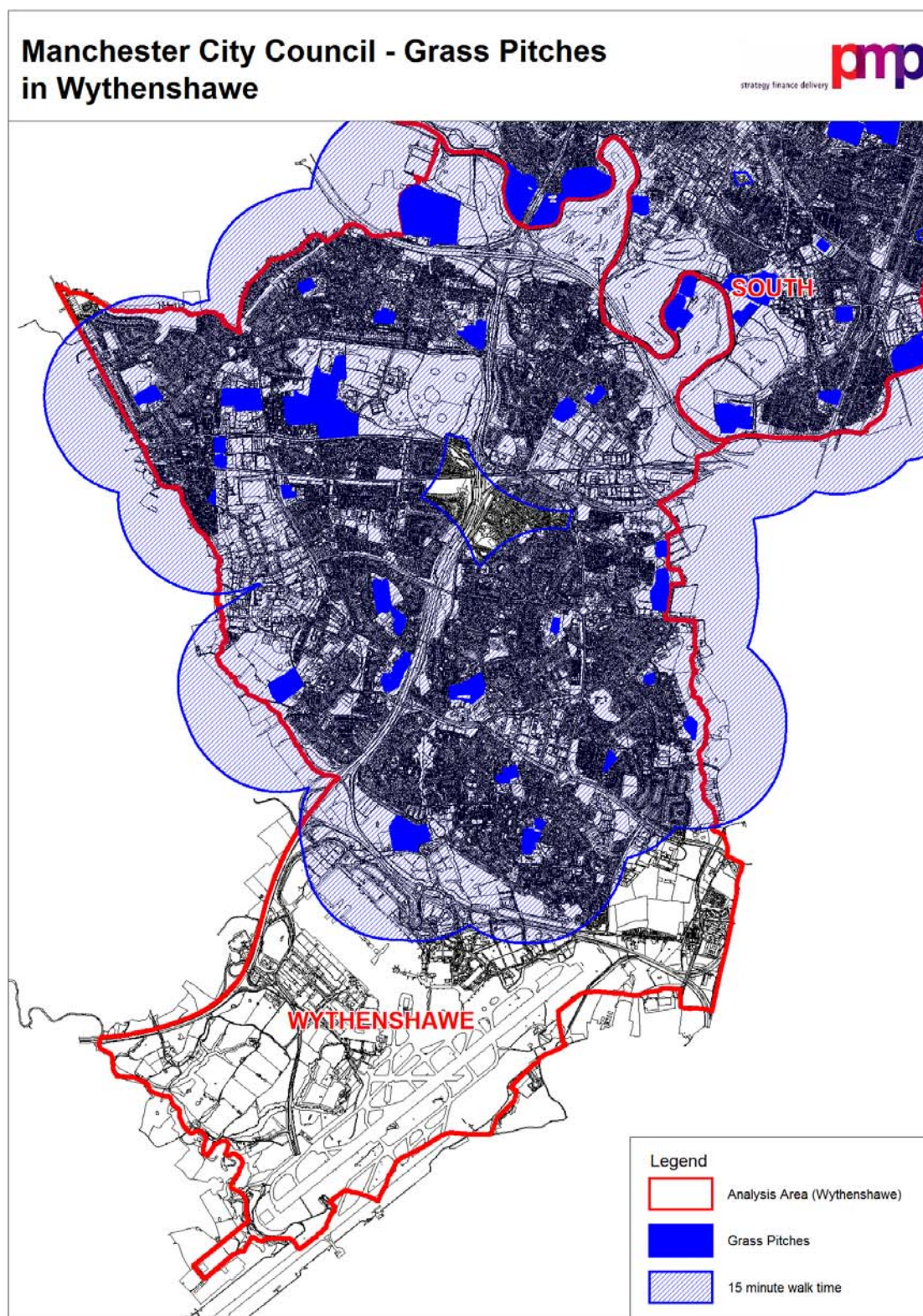
Map 18.9 – Provision of allotments in Wythenshawe



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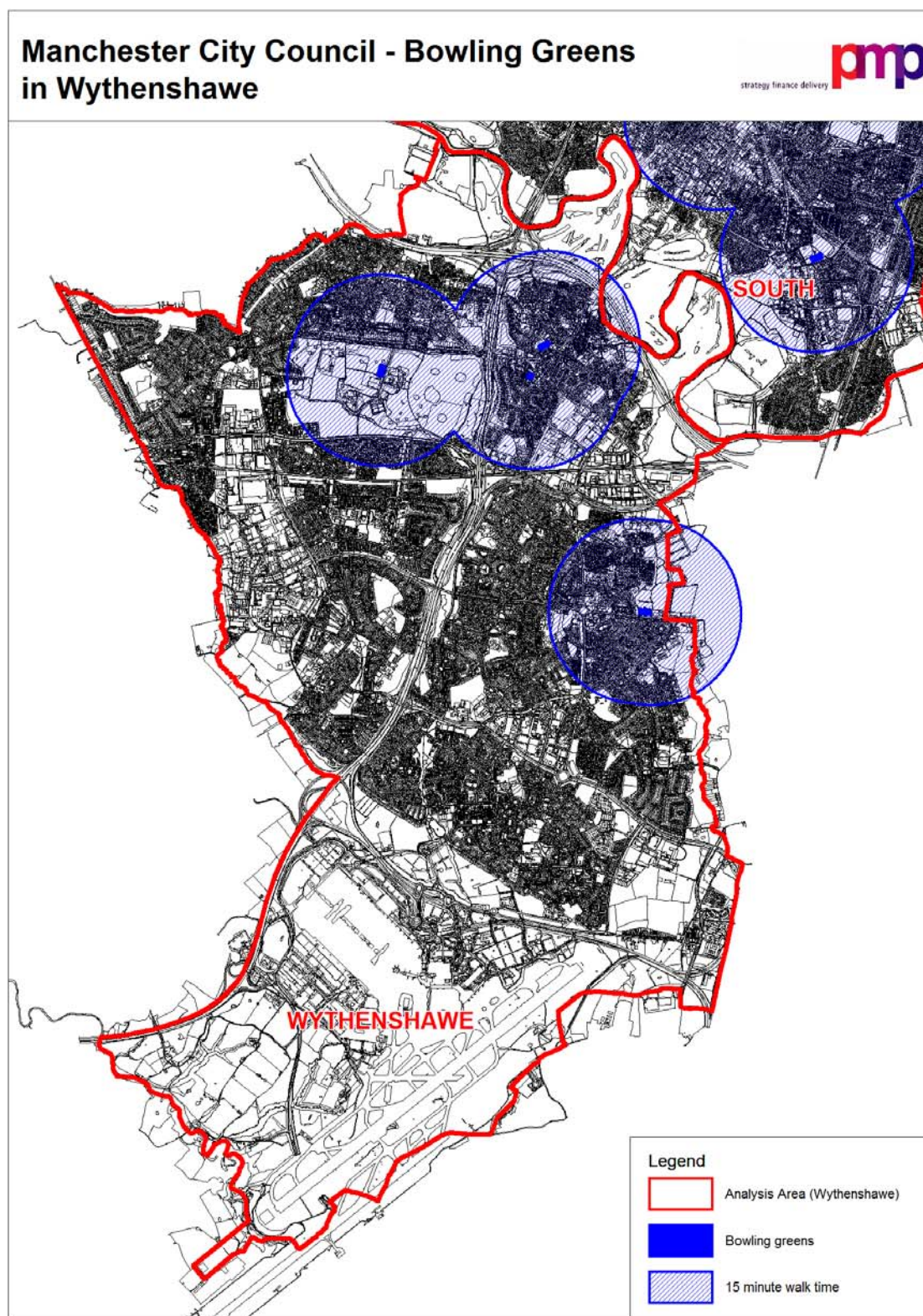
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Map 18.10 – Provision of grass pitches in Wythenshawe



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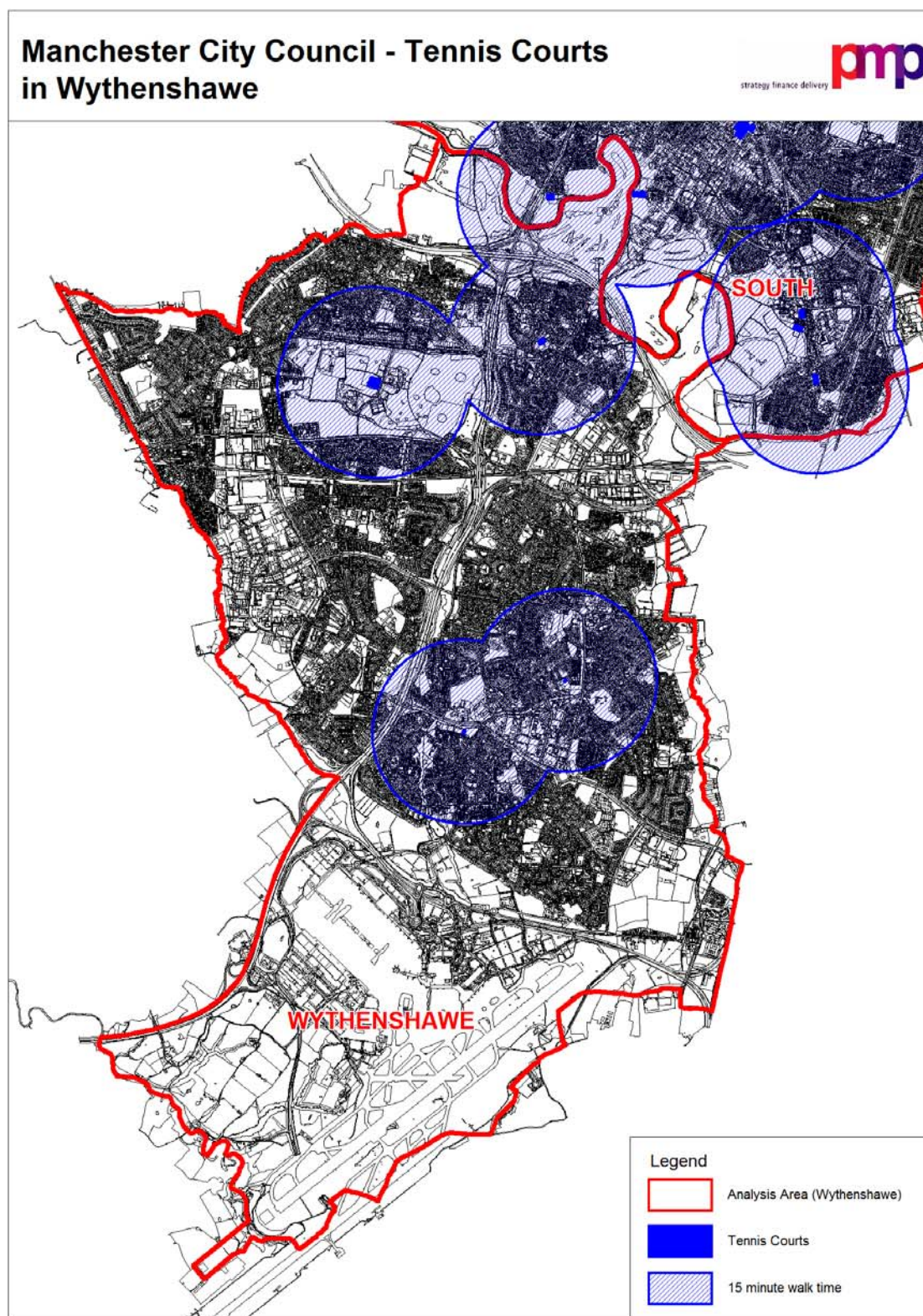
Map 18.11 – Provision of bowling greens in Wythenshawe



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Map 18.12 – Provision of tennis courts in Wythenshawe



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Priorities in Wythenshawe

- 18.17 Table 18.5 summarises the key issues arising in Wythenshawe with regards open space, sport and recreation facilities and highlights the recommendations for future delivery.

Table 18.5– The future delivery of open space, sport and recreation facilities in Wythenshawe

Open Space Type	Issues	Recommendations
Parks and Gardens	<p>Application of the quantity standard indicates that the provision of local parks in Wythenshawe is sufficient to meet demand. The current provision of local parks is sufficient to accommodate population growth of 2,995. The quantity of parks is further supplemented by the presence of Wythenshawe Park, a regional facility.</p> <p>Despite the adequacy of provision in the area, accessibility mapping illustrates that a large number of residents in Wythenshawe / Northenden are outside the catchment of a local park. Wythenshawe Park negates the need for additional provision for residents who are within a 10 minute walk time of the park.</p> <p>Wythenshawe Park is the only City Park located in the area and this park has achieved Green Flag status in recognition of the high quality of the site. Site assessments reinforce the quality of this site, with the quality score of Wythenshawe Park being 100%.</p> <p>The quality of Local Parks is good. Quality scores range from 52% - 80% and the average quality score of a site is 76%. Baguley Park, Culmere Park and Painswick Park have all achieved Green Flag accreditation. However, Northenden Riverside Park (58%) and Southwick Road Park (68%) scored below 70%, highlighting the need for qualitative enhancements to these sites.</p> <p>In light of the even distribution and quantity of parks in the area future priorities will lie primarily with qualitative improvements as well as improvements to access routes to maximise the usage of sites. This links with the priorities of the SRF.</p>	<ul style="list-style-type: none"> • Maintain the four Green Flag accredited parks, specifically Wythenshawe Park, Baguley Park, Culmere Park and Painswick Park (Ongoing) • Drive a programme of improvements to the quality of existing parks (Short to medium term) • Promote the development of green linkages connecting residents with open spaces in nearby areas. This may include opening up access to river and canal corridors as well as making links between existing open spaces. Access routes within parks should also be considered. The creation of linkages will be particularly important if deficiencies in other types of open space are to be addressed (Short to medium term) • Evaluate the impact of population growth on the capacity of existing parks (Longer term).

Open Space Type	Issues	Recommendations
Natural and Semi Natural Open Space	<p>Application of the accessibility standard indicates that all residents have access to a natural or semi natural open space within the recommended 15 minute walk time. This suggests that sites are well distributed across the area. Quantitative analysis supports this high level of accessibility, with provision exceeding minimum standards. The provision of natural and semi natural open space is sufficient to accommodate a population growth of 26,067.</p> <p>The quality of natural and semi natural open space in the area is average. Quality scores range from 40% - 77% and the average quality score of a site is 61%. However, there are significant improvements required to a number of sites, with nine sites in Wythenshawe achieving a quality score below 60%.</p> <p>In consideration of the high level of access and sufficient provision, the Council should seek to enhance the quality of natural and semi natural open space in the area. The SRF identifies Wythenshawe Park as an important site in the area at which biodiversity and nature conservation should be enjoyed and improved.</p>	<ul style="list-style-type: none"> • Drive a programme of improvements to the quality of existing natural open spaces, taking into account the findings of the site assessments as well as the need to balance recreation with biodiversity and conservation. In particular, the SRF identifies particular opportunities to improve the biodiversity value of Wythenshawe Park (Short to medium term) • Promote the development of green linkages connecting residents with natural open spaces in nearby areas as well as creating wildlife corridors for migration and travel (Short to medium term).
Amenity Green Space	<p>Accessibility mapping illustrates that most residents have access to amenity green space. Application of the quantity standard supports this high level of accessibility, as provision exceeds the minimum standard. The amount of population growth that can be accommodated by the current provision is 34,721.</p> <p>Although minor pockets of accessibility deficiency are evident, when amalgamating the provision of parks and amenity green space all residents have access to at least one of these typologies within the appropriate distance of their home.</p>	<ul style="list-style-type: none"> • Drive a programme of improvements to the quality of existing amenity spaces (Short term) • Despite high levels of provision of amenity space, consider the need for new amenity spaces as part of development at a localized level, where deficiencies may occur (Ongoing) • Ensure that amenity spaces are integrated within the overall green space network and that they are connected with other larger spaces (Longer term).

Open Space Type	Issues	Recommendations
	<p>The quality of amenity green space in Wythenshawe is the lowest of all areas in Manchester. The average quality score of a site is 67% and quality scores range from 52% - 80%. No sites achieved a quality score within the top quartile level (85%) and 29 sites scored below 70%. This indicates that there is need for significant qualitative enhancements to a number of amenity green spaces in Wythenshawe.</p> <p>The primary focus for future improvement will therefore be on qualitative improvements in the first instance. It will however be essential to monitor localised demand for amenity spaces in the event of population growth.</p>	
Provision for Children	<p>The greatest provision of children's play areas is found within Wythenshawe (2.61 hectares) and quantitative analysis reveals that provision is sufficient to meet demand. Current provision is adequate enough to accommodate a population growth of 26,213.</p> <p>Although the greatest provision of play areas is found in Wythenshawe, accessibility mapping illustrates that sites are unevenly distributed, with there being many overlapping catchments. This means that a number of areas of deficiency are created, particularly around Northenden. This poor distribution may be reflective of the high levels of dissatisfaction with the quantity of provision in Wythenshawe.</p> <p>The quality of children's play areas in Wythenshawe is average, with the average quality score of a site being 77%. However, quality scores do range significantly from 53% - 94% and only Wythenshawe Park Play Area (94%) achieved a quality score which falls within the top quartile level. This indicates that qualitative improvements are required if high quality play provision is to be provided in this area of the City.</p>	<ul style="list-style-type: none"> • Provide new facilities to address existing deficiencies, particularly in the Northenden area. Ensure that any new facilities meet design criteria (Short term) • Drive a programme of qualitative improvements across existing facilities ensuring that facilities meet the needs of communities that they serve and provide a challenging play environment (Ongoing) • Review the value of sites with overlapping catchments and identify opportunities for disposal of sites if appropriate (Medium term) • Evaluate the need for play provision as part of new developments. New facilities will be required when developments are outside of the catchment for new facilities or provision is not sufficient to meet minimum standard. In light of the distribution of existing facilities there are likely to be areas where this is the case, even though overall the provision of facilities in Wythenshawe is sufficient in quantitative terms (Longer term).

Open Space Type	Issues	Recommendations
Provision for Young People	<p>Application of the quantity standard indicates that the quantity of facilities for young people is sufficient to meet demand and that population growth of 1,899 could be accommodated.</p> <p>Despite this, like the distribution of facilities for children, analysis of access to sites demonstrates that there are some gaps in provision in Northenden and Sharston as well as Brooklands.</p> <p>The quality of facilities for young people in Wythenshawe is the highest of all areas in the City, with the average quality score of a site being 73%. Quality scores range from 60% - 80% and five sites fall with the top quartile level (80% and above). Although the average quality score of a site is the highest in the City improvements will be required if a network of high quality, accessible facilities for young people is to be provided in Wythenshawe.</p>	<ul style="list-style-type: none"> • Provide a new facility in Northenden / Sharston and in Brooklands to offset existing deficiencies (Short term) • Drive a programme of qualitative improvements across existing facilities ensuring that facilities meet the needs of communities that they serve and provide a challenging play environment (Ongoing) • Evaluate the need for facilities for young people as part of new developments. New facilities will be required when developments are outside of the catchment for new facilities or provision is not sufficient to meet minimum standard. Across the area as a whole, new provision will be required if population growth exceeds 2000 (Longer term).
Outdoor Sports Facilities	<p>Like South Manchester, the quantity of land dedicated to outdoor sports facilities in Wythenshawe exceeds the minimum standard. This is also reflected in public opinion, with residents of Wythenshawe demonstrating higher levels of satisfaction than any where else in the City.</p> <p>Despite the high levels of provision, there remain some deficiencies, specifically:</p> <ul style="list-style-type: none"> • Tennis courts in Brooklands • Bowling greens in Woodhouse Park • Synthetic turf pitches. <p>The quantity of grass pitches is significantly above that in other areas of the City.</p>	<ul style="list-style-type: none"> • Focus on qualitative improvements to existing facilities using the findings of the site visits as a guide (Ongoing) • Address gaps in provision where demand is expressed, particularly bowling greens, tennis courts and synthetic pitches • Monitor demand for new provision in light of potential increases in participation and / or population growth.

SECTION 18 – WYTHENSHAW

Open Space Type	Issues	Recommendations
	Overall, the quality of facilities in Wythenshawe is average and while there are some high quality sites there are also examples of sites which would benefit from investment.	

Summary

18.18 Analysis of the existing provision highlights that some of the key issues include:

- there are high levels of provision in comparison to other areas of the City with the only deficiency when measuring provision against the recommended quantity standards being City parks. This is offset by the presence of Wythenshawe Park, a regional facility which negates the need for a City park
- while the quantity of open space is good, in parts the distribution is uneven. There remain particular gaps in provision for children and young people
- the quality of provision is average and there are significant variations across Wythenshawe
- the future strategy for the improvement of open spaces in Wythenshawe will therefore be based on a balance between new provision, (play facilities) qualitative improvements and improved linkages between and within sites.