

MANCHESTER CITY COUNCIL

REPORT FOR RESOLUTION

COMMITTEE Executive
DATE 14th March 2007
SUBJECT UDP Saved Policies
REPORT OF Chief Executive

PURPOSE OF REPORT

To report on the review, required by Government, of saved Unitary Development Plan policies and recommendations on whether to extend their saved status.

RECOMMENDATIONS

That Members:

- 1) Note the findings of the review and
- 2) Agree that an application is made to Government Office to extend or discard the current saved status of policies as described in this report.

Financial Consequences for the Revenue Budget

None

Financial Consequences for the Capital Budget

None

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Background Documents

The Manchester Plan (Unitary Development Plan)
Table of UDP policies recommended for extension of saved status

Wards Affected

All.

Implications for:

Anti-Poverty
No

Equal Opportunities
No

Environment
No

Employment
No

1.0 Context

- 1.1 In 2004 the Planning and Compulsory Purchase Act introduced significant changes to the planning system, amongst them was the replacement of Unitary Development Plans (UDPs) with Local Development Frameworks; a folder of Local Development Documents, Supplementary Planning Documents and a Statement of Community Involvement which together will guide future development in Manchester.
- 1.2 The Act allowed existing UDPs to be saved for a period of three years from the date of commencement of the Act whilst Local Development Frameworks were prepared. This period comes to an end in September 2007 after which time saved policies will expire unless the Secretary of State extends their saved status.
- 1.3 Projected timescales for the preparation of Local Development Documents are set out in the Local Development Scheme. Manchester's Core Strategy and the accompanying Site Specific Allocations Development Plan Document are not expected to be adopted until 2009/2010 therefore the Council wishes to apply to the Secretary of State to extend the 'saved' status of existing, relevant and up to date UDP policies.
- 1.4 This report explains and justifies which policies should have their 'saved' status extended and which should be deleted.

2.0 Methodology

- 2.1 The government has provided guidance for local authorities to follow when applying to extend the saved status of UDP policies. Applications to save the status of UDP policies must be submitted to Government Offices by 1 April 2007 and PPS12 states that those policies which Local Authorities wish to save should adhere to the following principles;
- They reflect the principles of local development frameworks;
 - They are consistent with national policy, or
 - It is not feasible or desirable to replace them by September 2007.
- 2.2 In deciding which policies to save or discard, PPS12 advises that particular regard be paid to policies which support the delivery of housing, Green Belts, economic development and regeneration and policies promoting renewable energy so reducing the impact of climate change. In particular, Paragraph 5.15 of PPS12 states the Secretary of State will take the following issues into account when considering extensions to UDP saved policies:
- i. Where appropriate, there is a clear central strategy;*
 - ii. Policies have regard to the Community Strategy for the area;*
 - iii. Policies are in general conformity with the regional spatial strategy or spatial development strategy;*

- iv. *Policies are in conformity with the core strategy development plan document (where the core strategy has been adopted);*
- v. *There are effective policies for any parts of the authorities area where significant change in the use or development of land or conservation of the area is envisaged; and*
- vi. *Policies are necessary and do not merely repeat national or regional policy.*

2.3 These six issues provide the framework against which policies are assessed. In addition meetings with the Council's planning officers have identified those policies that should not be saved because they are out of date; for example a site allocation which has since been developed. Despite a number of more recent alterations, the age of the July 1995 UDP has meant that there are a significant number of policies assessed as out of date. Through the application of this process, the submission to Government Office is in two distinct parts:

- Those saved policies which are recommended for extension beyond September 2007 with reasons (Background Document); and
- Those saved policies which are not recommended to be saved beyond September 2007 with reasons (Appendix A).

3.0 Findings

3.1 This process has identified that the majority of UDP policies should have their saved status extended. The only policy in Part 1 that is not to be saved is H1.1 which is clearly out of date as it states the number of sites that will be made available for dwellings between 1991 and 2001. In total the Council is requesting that the Secretary of State does extend the saved status of 502 policies and does not extend the saved status of 70 policies. The latter will therefore expire after September 2007. Those saved policies that do not require extending beyond September 2007 are set out in Appendix A.

4.0 Conclusion

4.1 The review of UDP policies has been a useful exercise and the above recommendations, if accepted, will not disadvantage the City. It has been helpful to assess which policies are up to date and in accordance with both national guidance and the Council's current regeneration programmes.

5.0 Recommendations

5.1 Recommendations appear at the front of this report.

6.0 Implications for Key Council Policies

6.1 The review and its recommendations do not create new policies, therefore there are no implications for key Council policies.

APPENDIX A

The Manchester Plan: Assessment matrix for reviewing and agreeing extension to ‘saved’ Local Plan and UDP policies.														
POLICIES NOT TO BE SAVED														
Assessment of Suitability for Saved Policies for submission to Government Office for the North West														
Tests for saved policies (PPS12 paragraph 5.15):														
<ol style="list-style-type: none"> 1. Where appropriate there is a clear central strategy; 2. Policies have regard to the Community Strategy for the area; 3. Policies are in conformity with the regional spatial strategy or spatial development strategy; 4. Policies are in general conformity with the Core Strategy (where the Core Strategy has been adopted); 5. There are effective policies for any parts of the authority’s area where significant change in the use of development of land or conservation of the area is envisaged; and 6. Policies are necessary and do not merely repeat national or regional policy. 														
Policy	Test for saved policies (from PPS12 Para 5.15)						Comments	Recommendation						
	1	2	3	4	5	6								
PART ONE: HOUSING														
H1.1	Sites will be made available for the construction of a minimum of 10,000 dwellings between 1991 and 2001. In addition, sites will be made available to provide for the replacement of dwellings lost through clearance.						Y	Y	N	N/A	N	N	Policy sets out target for housing construction between 1991 and 2001 and is therefore out of date	Not Save
PART TWO AREA SPECIFIC POLICIES														
AREA 1:BLACKLEY, CHARLESTOWN AND MOSTON														
BM10	The rugby ground at the junction of Victoria Avenue/ Greengate is allocated for the development of high quality business uses.						Y	Y	N	N/A	N	N	Policy no longer necessary - site developed	Not Save
AREA 2: CHEETHAM AND CRUMPSALL														
CC11	The areas of former industrial land in the Lower Crumpsall area of the Irk Valley, the City Council will permit business or residential development together with						N	Y	Y	N/A	N	N	Policy out of date – land allocated has since been developed	Not Save

	landscaped open area. Any development will be required positively to contribute to the objectives beyond proposal CC/2, which are to enhance the Irk Valley as a strategic 'green finger'. Close to the river itself, any development will be required to be of a high quality, and be set back from the river bank in order to provide for improved access.								
CC12	In the Hendham Vale area of the Irk Valley, the City Council will permit the redevelopment and refurbishment of existing industrial and commercial premises only where the result contributes to an improvement in the areas environmental quality. The Council will, in particular, seek to ensure good quality design and materials, landscaping, avoidance and pollution and the provision of public access to the river bank as part of a linear walkway and cycle network.	N	Y	Y	N/A	N	N	Policy out of date – land allocated has since been developed	Not Save
CC13	Within the area of Red Bank/ Fernie Street/ Scotland, the Council will permit employment-generating redevelopment associated with high quality environmental improvements. Such developments might include uses such as offices, hotel or leisure use. Retail uses would be acceptable in association with other activities. Any such scheme must be of the highest quality, serving as a prestigious gateway into the city. The scheme should also provide for pedestrian and cycling access from the city into the Irk Valley.	N	Y	Y	N/A	N	N	Policy out of date- allocated developed	Not Save
AREA 5: CITY CENTRE									
RC11	The provision of additional housing will be	Y	Y	Y	N/	N	N	Policy not required covered by RC3.	Not Save

	encouraged and favourable consideration in principle will be given towards proposals for appropriate types of housing development				A				
RC16	Except where land values or land shortage creates circumstances in which the provision of an adequate number of car parking spaces requires the construction of multi-storey parking facilities, the additional public parking needs of the City Centre will be provided for in the form of landscaped surface level car parks.	N	Y	Y	N/A	N	N	Policy does not reflect national guidance Policy out of date	Not Save
RC19	The Council will from time to time, publish informal planning guidance to supplement the wider framework provided by the plan. In particular it will bring forward more detailed proposals to amplify the provisions of the plan in respect of: - a) Environmental improvement; b) Conservation; c) Specific proposals for the development of particular sites.	N	Y	Y	N/A	N	N	This is out of date and a statement of intent rather than a policy.	Not Save
AREA 6: HULME									
HU4	The Council will carry out a programme of environmental improvements in area not subject to radical change including landscape improvements lighting in the following areas: Tatton Street; Loxford Street; Monton Street; Subways at the Mancunian Way roundabouts; Mancunian Way/ Princess Road fringes.	N/A	Y	Y	N/A	N	N	Policy out of date – environmental improvements implemented	Not Save
HU5	The council will carry out a programme of environmental and townscape improvements	N/A	Y	Y	N/A	N	N	Policy out of date – programme of environmental and townscape	Not Save

	to public spaces in the following areas; St. Mary's Church/ Moss Lane East; Nia Centre/ Warwick Street; Zion Crescent St. Wilfred's Church/ Birchvale Close; Epping Walk; Botham Close							improvement completed	
HU6	A range of sites will be brought forward to provide a maximum of housing opportunities to be developed in a phased programme, in order to meet the key components of need. These are: Hulme 3 (South, Central and North) Chichester Road St. Wilfred's (I&II) The Crescents; Hulme 4 (north and South) Moss Side District Centre	N/ A	Y	Y	N/ A	N	N	Policy out of date – housing sites have been developed	Not Save
HU7	The council will improve and upgrade the spaces around the areas housing stock through a programme of physical and environmental improvements. Areas to be improved are: Hornchurch, Meridith, Fulton, Duffield and Hulme Courts; Elmdale, Dalesman and Broomwood Walks Aquarius Estate	N/ A	Y	Y	N/ A	N	N	Policy out of date – improvements have been completed	Not Save
HU8	Sites on Princess Road and its major junctions, as shown on the Proposals Map, are allocated for a range of high quality business/ industrial and commercial uses, so long as they can be developed in a way which is compatible with nearby residential areas.	N/ A	Y	Y	N/ A	N	N	Policy out of date – site developed	Not Save
HU11	Sites within the following general locations	N/ A	Y	Y	N/ A	N	N	Policy out of date - locations for	Not Save

	are allocated for mixed business commercial and residential uses. At the locations shown on the proposal Map, the City Council will permit the development of appropriately scaled development: The locations area: Stretford Road; Proposed new road between Nia Centre and the District Centre; Bonsall Street/ Boundary Lane. The precise sites within which development will be permitted will be identified by the Council within development briefs.	A			A			proposed mixed business, commercial and residential uses have since been developed	
HU13	Land in the vicinity of Stretford Road will be allocated for a new local centre, including a range of shopping and business premises. The new premises will face onto Stretford Road (currently Hulme Walk) which will be reopened to traffic to recreate a more traditional High Street environment.	N/A	Y	Y	N/A	N	N	Policy out of date – sites developed	Not Save
HU14	Local shops will be permitted on the main road frontage of the areas distribution roads: - Jackson Crescent Bonsall Street/ Boundary Lane; Boundary Lane / Greenheys Lane; Chichester Road; Quenby Street.	N/A	Y	Y	N/A	N	N	Policy out of date - retail units have been provided in these designated areas	Not Save
HU15	Land at Cambridge Street/ Burlington Street is allocated for playing fields to be developed for both Trinity High School and the local community.	N/A	Y	Y	N/A	N	N	Policy out of date – site now developed	Not save
HU16	Land between Charles Barry Crescent and Jackson Crescent is allocated for the development of a new central park to provide high quality leisure and recreational	N/A	Y	Y	N/A	N	N	Policy out of date – allocation developed	Not Save

	opportunities for Hulme's existing and proposed residents. Two new recreational routes will be established through the park, providing safe walkways and cycle ways to and from the City Centre via Castlefield and the University area.								
HU17	The council will improve the existing play area at North Hulme adventure playground and create new play spaces in conjunction with improvements to the grounds of the following schools: Chevassut CE Primary ST. Phillips CE Primary St. Wildfreds RC Primary Royce County Primary Martencroft Infants Holy Name RC Infants Webster County Primary and Infants.	N/A	Y	Y	N/A	N	N	Policy out of date – allocation implemented	Not Save
HU19	The City Council will create new streets in Hulme to traditional designs to cater for pedestrians, buses and cyclists and people with limited mobility as well as motorist. Major new streets will be created at the following locations; Stretford Road – an east/west link between Princess Road and Chichester Road Old Birley Street a north south link between Chichester Road and Moss Lane East; Epping Street – a north South route between Hudall Close and Birchvale Close; A north-south route between Royce Road and Rolls Crescent .	N/A	Y	Y	N/A	N	N	Policy out of date – allocations no longer needed	Not Save
HU21	The Council will make provision for an LRT route through Hulme, from Booth Street West across Princess Road to Chichester Road	N/A	Y	Y	N/A	N	N	Policy out of date – allocation no longer needed	Not Save

	and then south along the proposed Old Birley Street to Moss Lane East, as part of a link from the City to the Airport.								
AREA 7 MOSS SIDE									
MS2	The Council will improve all vacant areas of land which do not offer any development potential. Priority sites are:- a) the corner of Moss Lane East and Broadfield Road; b) Frostland Road in the Alexandra Park Estate; c) Bold Street/ Alexandra Road	N/A	Y	Y	N/A	N	N	Policy not required - Identified sites developed.	Not Save
MS3	Within the Alexandra Park Estate, front and rear gardens will be provided wherever possible. Through environmental improvement schemes, the Council will pursue a policy of removing small and poorly maintained areas of communal open space.	N/A	Y	Y	N/A	N	N	Policy no longer required – environmental improvements achieved. Covered by policy E3.2 (Part one)	Not Save
MS4	The council will implement measures to improve security and personal safety on the Alexandra Park Estate, which will include removing narrow walkways and altering the estate layout to a more traditional form.	N/A	Y	Y	N/A	N	N	Security and personal safety improvements complete. Covered by policy E3.5 (part one)	Not Save
MS5	The following sites are allocated for new housing development:- Land at the corner of Hartington Street/ Claremont Road; Land at Yarburgh Street, close to the junction with Alexandra Road; Land at Bowes Street/ Broadfield Road; Witherington Road close to the junction with Moss Lane West.	N/A	Y	Y	N/A	N	N	Policy no longer required - sites developed–	Not Save
MS6	The Council will permit proposals intended to make productive use of upper floors of shop premises.	N/A	Y	Y	N/A	N	N	Not required - Covered by H1.4 (Part one).	Not Save

MS7	The following sites are allocated for commercial, light industrial or business development:- The land between Princess Road and Quinney Crescent, where development will be encouraged in line with a development brief which will ensure the retention of the green setting which has recently been established; The land at the south-eastern corner of the Princess Road/ Moss Lane East junction; Land at Bowes Street/ Broadfield road, which offers potential for small scale community based industrial development (housing would also be an acceptable use for this site). The site to the west of the Social Services Office, Moss Lane West.	N/A	Y	Y	N/A	N	N	Policy no longer required - sites developed	Not Save
AREA 9 – NORTH AND SOUTH GORTON									
GO7	The former British Rail land off Hyde Road adjacent to Gorton Lower Reservoir is allocated for low density recreational and leisure uses such as an hotel .	N/A	Y	Y	N/A	Y	Y	Policy no longer necessary - site developed	Not Save
AREA 10 – WHALLEY RANGE									
WR2	The following small infill sites are proposed for housing: a. 2-10 Range Road b. 150-152 Withington Road c. 70 Whalley Road d. land north of May Road; e. 38 and 50 Alexandra Road South	N/A	Y	Y	N/A	N	N	Policy out of date –sites developed	Not Save
WR4	Potential existing in the areas of Upper Chorlton Road and the existing commercial parts of the Withington Road for new business uses and the Council will assess proposals for such uses on their merits.	N/A	Y	Y	N/A	N	N	Policy out of date – sites developed	Not Save

AREA 11 RUSHOLME AND FALLOWFIELD									
RF2	The Council will improve the following sties in the Fallowfield area: - a) Former play areas off Thornleigh Road; b) Garage sites to the rear of Horton Road;	N/ A	Y	Y	N/ A	N	N	Policy out of date – specified run down sites have since been improved	Not Save
RF9	The Council will permit the redevelopment of the remainder of the site at Great Western Street/ Wilmslow Road for shopping/ commercial or leisure purposes. A comprehensive approach will be required.	N/ A	Y	Y	N/ A	N	N	Policy out of date – site since been redeveloped	Not Save
RF10	The City Council will create a cycleway and walkway along the route of the former Fallowfield railway line.	N/ A	Y	Y	N/ A	N	N	Policy out of date – site since been redeveloped	Not Save
RF13	The Council will limit the impact on the surrounding residential area of traffic destined for Maine Road Football Ground and of commuter traffic on Wilmslow Road.	N/ A	Y	Y	N/ A	N	N	Policy out of date – no longer required.	Not Save
AREA 13: CHORLTON AND BARLOW MOOR									
CB2	The Council will protect and enhance the existing wildlife habitat at Hough End Cough around Chorlton Brook.	N / A	Y	Y	N / A	N	N	Policy not necessary - covered by policy E2.3 and E2.4	Not Save
CB4	The following sites are allocated for business development: - Christie Playing field, princess Road/ Barlow Moor Road; The site of the Oaks Public House, Barlow Moor Road/ Derwent Avenue.	N / A	Y	Y	N / A	N	N	Policy out of date – sites have been developed	Not Save
CB5	Land at Barlow Moor Road/ Oakhouse Drive is allocated for business (class B1) and / or residential development.	N / A	Y	Y	N / A	N	N	Policy out of date – sites have been developed	Not Save
CB6	In the Chorlton area, business use development (as defined in Class B1 of the Town and Country Planning Use Classes Order 1987) will normally be allowed only: On a limited number of key sites along	N / A	Y	Y	N / A	N	N	Policy out of date – sites have been developed	Not Save

	Princess Road, including those on the Proposals Map. In or adjacent to major shopping and commercial centres, existing industrial and office areas, and other existing areas of commercial activity along or near to radial roads.								
CB7	The former Council depot on Nell Lane and adjoining lane to the rear is allocated for residential development.	N / A	Y	Y	N / A	N	N	Policy out of date – sites have been developed	Not Save
CB8	The former distribution depot on Alexandra Road South is allocated for residential development.	N / A	Y	Y	N / A	N	N	Policy out of date – sites have been developed	Not Save
CB9	The change of use of residential premises to retail and commercial uses will not be permitted adjacent to Chorlton District Centre immediately beyond the District Centre boundary as shown on the proposals map.	N / A	Y	Y	N / A	N	N	Policy out of date – sites have been developed	Not Save
CB12	The Council will improve the safety of pedestrians and cyclists at the following major road junctions: - Barlow Moor Road/ Princess Road; Barlow Mood Road/ Wilbraham Road	Y	Y	Y	N / A	Y	Y	Policy no longer necessary – improvements to pedestrian and cyclist safety have been completed	Not Save
CB13	The Council intends to develop a network of off-street cycling and pedestrian routes in Chorlton. Particular attention will be given to: - The Mersey Valley: The possibility of creating a riverside walkway along Charlton Brook between the Mersey Valley; The possibility of crating a riverside walkway along Chorlton Brook between the Mersey Valley and Mauldeth Road West; The creation of a major linear recreational	Y	Y	Y	N / A	Y	Y	Policy no longer necessary – pedestrian and cycle routes have been established.	Not Save

	route along the former Fallowfield (Trafford/ Gorton) railway line between St. Werburgh's Road and Fallowfield; The routing of a cycle-way and a footpath alongside the proposed Metrolink extension through Chorlton and Barlow Moor to Didsbury.								
CB14	The City Council will manage the flow of traffic along Princess Parkway so as to improve operating conditions for buses between Chorlton/ Barlow Moor and the City Centre.	N/A	Y	Y	N/A	N	N	Policy no longer necessary – statement of intent to be delivered through strategies other than the UDP	Not Save
AREA 14: WITHINGTON AND BURNAGE									
WB5	The former Fallowfield Goodsyrd is allocated for commercial, residential or retail use. Development of the site should accommodate proposal to create a cycle and pedestrian route along the former Fallowfield (Trafford/ Gorton) railway line.	N	Y	Y	N / A	N	N	Policy out of date – land allocation has been developed	Not Save
WB7	Vacant land at the former Minehead Avenue playing fields is allocated for residential purposes.	N	Y	Y	N / A	N	N	Policy out of date – land has been developed	Not Save
WB8	The land at the junction of Wilmslow road and Whiteoak Road is allocated either for residential purposes or the development of a hotel.	N	Y	Y	N / A	N	N	Policy out of date – land has been developed	Not Save
WB9	The Council will develop landscaped footpaths and cycleways along the former Fallowfield (Old Trafford/ Gorton) railway line and the former Midland railway line which runs along the Northern and Southern boundary of the Withington and Burnage area. In the latter case the proposal will be pursued as a temporary treatment pending the construction of Metrolink along this line.	N	Y	Y	N / A	N	N	Policy out of date – a network of footpaths and cycleways have been developed	Not Save

	The council will endeavour to retain the footpaths and cycleways in some form when Metrolink is built.								
AREA 15: DIDSBURY									
DB4	The following sites are allocated for residential purposes: - Mersey Meadows, Mersey Road West Didsbury; Dene Road West/ Palatine Road; Lapwing Lane Depot, West Didsbury.	N	Y	Y	N / A	N	N	Policy out of date – allocated land has been developed	Not Save
DB5	The former Didsbury Station site on Wilmslow Road is allocated for the development of further shopping facilities within Didsbury village. Pending this development, the Council will encourage use of the land as a car park to serve the shopping centre.	N	Y	Y	N / A	N	N	Policy out of date – allocated land has been developed	Not Save
DB6	The land at the corner of Elizabeth Singer Road and Newholme Road is allocated for a police divisional headquarters.	N	Y	Y	N / A	N	N	Policy out of date – allocated land has been developed	Not Save
DB11	In the Didsbury area, business use developments (as designed in Class B1 of the Town and Country Planning Use Classes Order 1987) will normally be allowed only: - a) On a limited number of key sites along Princess Road, including those on the Proposals Map. b) In or adjacent to major shopping and commercial centres existing industrial and office areas and other existing areas of commercial activity along or near to radial roads. In addition, the Council will normally permit proposals for the conversion and extension for large buildings of character occupying a	N	Y	Y	N / A	N	N	Policy no longer necessary – covered by policy I1.6 and PPG 13	Not Save

	major road frontage which are vacant and where the proposals represent the only realistic opportunity to enable the building to achieve a continuing useful life and thus continue to contribute to the local environment.								
DB12	Further business development will be permitted at the following sites: - a) Towers 2000 Business Park, Wilmslow Road; b) Siemens, Princess Road. In considering proposals for the expansion and / or redevelopment of existing major employment sites in the area, the council will have regard to the need to minimise detrimental impact upon environmental quality, the character of the area, residential amenity and traffic movements.	N	Y	Y	N / A	N	N	Policy no longer necessary – Covered by policy I1.6	Not Save
AREA 16 – WEST WYTHENSHAW									
WW4	The council will create footpaths and cycleways as part of their proposals for environmental improvements along the valleys of the Fairywell and Baguley Brooks.	N	Y	Y	N / A	N	N	Policy no longer needed - environmental achievements achieved.	Not Save
WW5	The area bounded by the northern edge of the northern carriageway of the M63 and by the northern boundaries of the built up areas of Northern Moor is designated as Green Belt.	N	Y	Y	N / A	N	N	Policy not necessary -covered by policy E2.1	Not Save
WW6	The following sites are allocated for housing purposes: a) Land at Wythenshawe Road/ Turnshill Road Booklands; b) Land at Floats Road Baguley; c) Land at Garthorpe Road, Northern Moor, and the remaining land being laid out as	N	Y	Y	N / A	N	N	Policy out of date – sites have been developed	Not Save

	<p>public open space.</p> <p>d) Part of the Nesfield tree Nursery, Sale Road, Northern Moor the remaining land being laid out as public open space;</p> <p>e) Carrswood Road/ Maple Road, Brooklands; the Mount, Wythenshawe Road, Northern Moor;</p> <p>f) Land at Dobbinetts Lane Baguely.</p> <p>g) Redbrook Nursery, Shady Lane/ Brooks Drive (subject to the retention of an appropriate area of land adjoining Fairywell Brook to permit the implementation of proposal WW4).</p>								
WW7	<p>The Council will permit the redevelopment or conversion of large properties on Brooklands Road to provide flats or smaller houses. Any scheme will be required to</p> <p>Respect the existing building line</p> <p>Respect adjoining buildings heights;</p> <p>Retain existing mature trees;</p> <p>Retain existing areas of amenity space;</p> <p>Retain a predominantly mature, landscape character to the front of the building line;</p> <p>Respect the existing character and amenity space along fairywell Brook and its corridor.</p>	N	Y	Y	N / A	N	N	Policy not compliant with Strategic Regeneration Framework	Not Save
WW13	<p>The Council will enhance and protect the natural and environmental character of existing public open spaces in West Wythenshawe and will safeguard the continuation of the wide range of informal activities which currently take place on them.</p>	N	Y	Y	N / A	N	N	Policy no longer necessary – Policy covered by L1.5, L1.4 and L1.2	Not Save
WW14	<p>Land between M63 motorway and Yew Tree Lane, Northern Moor – restoration of unused land for public open space. Landscape improvements.</p>	N	Y	Y	N / A	N	N	Issue covered in Mersey Valley general policies (area 13)	Not Save

WW15	Mailand Avenue West Didsbury to Willenhall Road, Northern Moor – cycle route via Chorlton Water Park.	N	Y	Y	N / A	N	N	Issue covered by T3.6	Not Save
AREA 17 EAST WYTHENSHAW									
EW2	The area bounded by the northern edge of the northern carriageway of the M63 and by the northern boundary of the existing built-up area of Northenden is designated as green belt.	N	Y	Y	N / A	N	N	Policy not necessary covered by policy E2.1	Not Save
EW4	Special policies for noise will apply to the areas around Manchester Airport: - In the noisiest zone i.e. 60NNi or over, no new development except airport buildings will be allowed: In the 50-59 NNI zone some commercial buildings may be allowed with sound insulation condition but no new dwellings educational buildings, hospitals or churches will be allowed; In the 40-49NNi zone, new development may be allowed provided that it is in accordance with other planning policies for the area and that new building is sound insulated in accordance with the planning authority's requirements.	N	Y	Y	N / A	N	N	Policy out of date - covered by DC 26.2 and national guidance PPS 24	Not Save
EW5	The following sites are allocated for elderly person's housing; Fermiside Road/ Stancliffe Road; Minsterley Parade (part)	N	Y	Y	N / A	N	N	Policy out of date – sites developed	Not Save
EW6	The following sites are allocated or low-cost family housing: - Minsterley Parade (part); Simonsway/ Clave Croft Road.	N	Y	Y	N / A	N	N	Policy out of date – sites developed	Not Save
EW7	Sites at Portway and to the rear of Hollyhedge Road shops are allocated for the	N	Y	Y	N /	N	N	Policy out of date – site developed	Not Save

	housing development.				A				
EW10	The former Rose Hill Remand Centre on Longley Lane, Northenden is allocated for either business purposes (Class B1), and hotel, institutional or residential use.	N	Y	Y	N / A	N	N	Policy out of date – site developed	Not Save
EW16	The council will improve the external environment of shopping in areas in East Wythenshawe in the following locations: a) Northenden District Centre b) Hollyhedge Road	N	Y	Y	N / A	N	N	Policy out of date – sites developed	Not Save
EW18	Part of the former South Manchester High School Campus on Brownley Road is allocated for use as an all-weather pitch to serve recreational needs in Wythenshawe. An adjoining area will be protected as public open space.	N	Y	Y	N / A	N	N	Policy out of date – site developed	Not Save
EW19	In addition to the proposals of the Manchester Plan as they relate to development at and around Manchester Airport, the Council will not permit any development in the Bollin Valley area, defined by Policy EW13 which would conflict with the possible implementation of the proposed second runway or of other major elements of future Airport expansion proposed in the Airport Development Strategy to 2005. This policy is intended to be a holding policy to operate until such time as the formal planning status of the strategy has been clarified.	N	Y	Y	N / A	N	N	Policy no longer necessary	Not Save
EW22	Further hotel accommodation equivalent to about two thirds of that in existence or approved on 1 st July 1983 will be permitted within the Operation Areas. This accommodation will be provided on a site	N	Y	Y	N / A	N	N	Policy not necessary as out of date and impossible to monitor	Not Save

	immediately north of the existing passenger terminal or in limited extensions of hotels in existence or approved on 1 st July1983 and will not be permitted in other locations within the Operational Area.								
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