

Area 17 - East Wythenshawe

Environmental Improvement and Protection

EW3 The Council will protect and encourage the positive management of existing areas of woodland in East Wythenshawe. This policy will apply to:-

- a) Homewood Road/Palatine Road, Northenden;
- b) Brownley Road;
- c) Round Wood, Sharston;
- d) Sharston Green Wood, Sharston;
- e) Big Wood, Sharston;
- f) Littlewood, Woodhouse Park;
- g) Hatchett's Wood, Woodhouse Park;
- h) Ash Wood, Woodhouse Park;
- i) Peter's Spinney, Benchill;
- j) Park Wood, Crossacres;
- k) Gorse Covert, Peel Hall;
- l) Rose Hill Wood, Northenden;

Reason: These woodland areas are a valuable recreational and educational resource which provide irreplaceable wildlife habitats. They will be individually managed in a manner which protects and builds upon their recreational, educational and wildlife role.

ECONOMIC DEVELOPMENT

EW8 Land immediately to the north of the Airport adjoining Woodhouse Park is allocated as one of the major strategic sites in the City for high technology industry.

Reason: Strategic Guidance requires the Greater Manchester Authorities to identify major sites for high-technology industry. The Woodhouse Park site is ideal for this purpose in terms of its size, its location in relation to the Airport and to the strategic highway network, and its attractive open setting. The site is thus capable of attracting high quality business uses which might otherwise not locate within the City or the conurbation.

A development brief will be prepared for the land which will consider the implications for traffic generation on the approach roads to the Airport, the impact on adjoining housing in Woodhouse Park and the incorporation of a generous high quality parkland setting. The development of the land will also accommodate the requirements of the Department of Transport for the construction of the western section of the M56 to A6(M) link road.

EW9 The following sites are allocated for Class B1 business development:-

- a) Sharston Green, Sharston;
- b) land at Styal Road, Irvin Drive, Moss Nook;
- c) Simonsway/Calve Croft Road, Woodhouse Park - Alternatively, this land would be appropriate for a mixed development of business and housing, or for housing only (see also EW/6);
- d) Altrincham Road, Sharston - western part of site of the former South Manchester High School.

Reason: Sites (a) and (b) have been granted planning permission in accordance with Council policy on the location of business development. Sites (c) and (d) are appropriate for business use. Development falling within Use Class B1 of the Town and Country Planning (Use Classes) Order 1987 is acceptable on all these sites.

EW11 The site currently occupied by Ferranti on Simonsway, Woodhouse Park, is allocated for

business uses (Class B1), industrial purposes, ancillary warehousing purposes, and/or a hotel.

Reason: This large well-established industrial site has been occupied as offices, industrial and research accommodation. It is a prominent site in an attractive setting which enjoys close proximity to the Airport, to the M56 motorway and to the proposed M56-A6(M) link road. Redevelopment of the site for the stated uses would ensure it continues to make a valuable contribution to economic activity and employment in South Manchester particularly in Wythenshawe.

EW12 The Council will protect the role of the Sharston Industrial Estate as a centre for industrial activity and employment which is convenient and accessible to Wythenshawe people in particular. There is scope for new business (B1) developments on the estate but the emphasis should remain as general industrial and distribution activities.

Reason: The Estate is a valuable source of local employment. Its character and role needs to remain relevant to the needs of Wythenshawe people in particular.

EW13 The use and/or development of sites at Sharston Industrial Estate for Long-stay off-Airport car parking will not be permitted where proposals would involve a significant loss of land capable of attracting good quality employment generating industrial activity.

Reason: Further growth of off-Airport car parking within the Estate would reduce the employment potential of the Estate which would be detrimental to economic activity and employment activities in Wythenshawe generally.

LEISURE AND RECREATION

EW17 The Council will protect and make the best use of the existing public open spaces in East Wythenshawe by widening the range of activities they provide in order to meet the recreational needs of different groups of people. This policy applies particularly to:-

- a) land at Homewood Road;
- b) Peel Hall Park.

Reason: There is potential to widen the range of recreational opportunities within existing public open spaces in East Wythenshawe to make them more attractive and accessible for different groups of people. This is particularly important in respect of open land which is underused and can better meet the recreational needs of residents of surrounding areas.

THE MERSEY VALLEY

The following policies have been incorporated from the former Mersey Valley Local Plan. Policies which apply to the whole of the Valley can be found in Area 13.

EW36 Lagoon south of M63 motorway (Loonts Lake) - Development for nature conservation

Reason: The water will be protected for its value to wildlife.

EW37 Woodland at Rose Hill, Royle Green - Protection and improvement of woodland.

Reason: This attractive stretch of woodland will benefit from improved management.

EW38 Land off Ford Lane, Northenden - Acquisition and provision for informal public open space, linked to the riverside.

Reason: As part of a series of improvements near the riverside at Northenden.

EW39 From Royle Green to the south bank of the Mersey - Footpath.

Reason: To link Millgate Fields, Didsbury to Royle Green.

EW40 Ford Lane to Palatine Road, Northenden Landscaped riverside footpath.

Reason: To improve access along the south bank of the river with links into land off Ford Lane (see EW38).

EW41 North bank of the Mersey, from Galleon Pool to Palatine Road, Didsbury - Bridleway.

Reason: To link with bridleways proposed in the Valley near Stockport.