



CASTLEFIELD

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Boundary Supporting Statement

Castlefield Neighbourhood Area Application

Castlefield Forum

January 2016

Ref: CNP.2016.001a

Castlefield Forum
Castlefield
Manchester

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Castlefield Forum

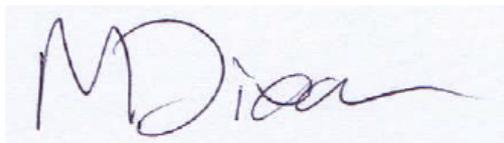
Castlefield Neighbourhood Area Application

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Ref: CNP.2016.001a

Authorised for and on behalf of Castlefield Forum

A handwritten signature in blue ink that reads "M Dixon". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Matthew Dixon
Neighbourhood Plan Action Group Leader

This report takes into account the particular requirements of the Castlefield Forum. It is not intended for and should not be relied upon by any third party. Any such party relies on this report at their own risk.

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Castlefield Boundary Consultation Poster

1. Introduction

1.1. Boundary Application

1.1.1. This boundary supporting statement accompanies a neighbourhood area application to Manchester City Council (MCC) by Castlefield Forum.

1.1.2. The neighbourhood area application is for the:

Designation of a neighbourhood area to be known as 'Castlefield Neighbourhood Area' administered by the Castlefield Forum

1.1.3. The neighbourhood area boundary shown in *Figure 1.0* identifies the area to be covered by the neighbourhood development plan.

1.1.4. The purpose of the neighbourhood area boundary is to provide a designated area, which a neighbourhood development plan will relate to upon its submission.

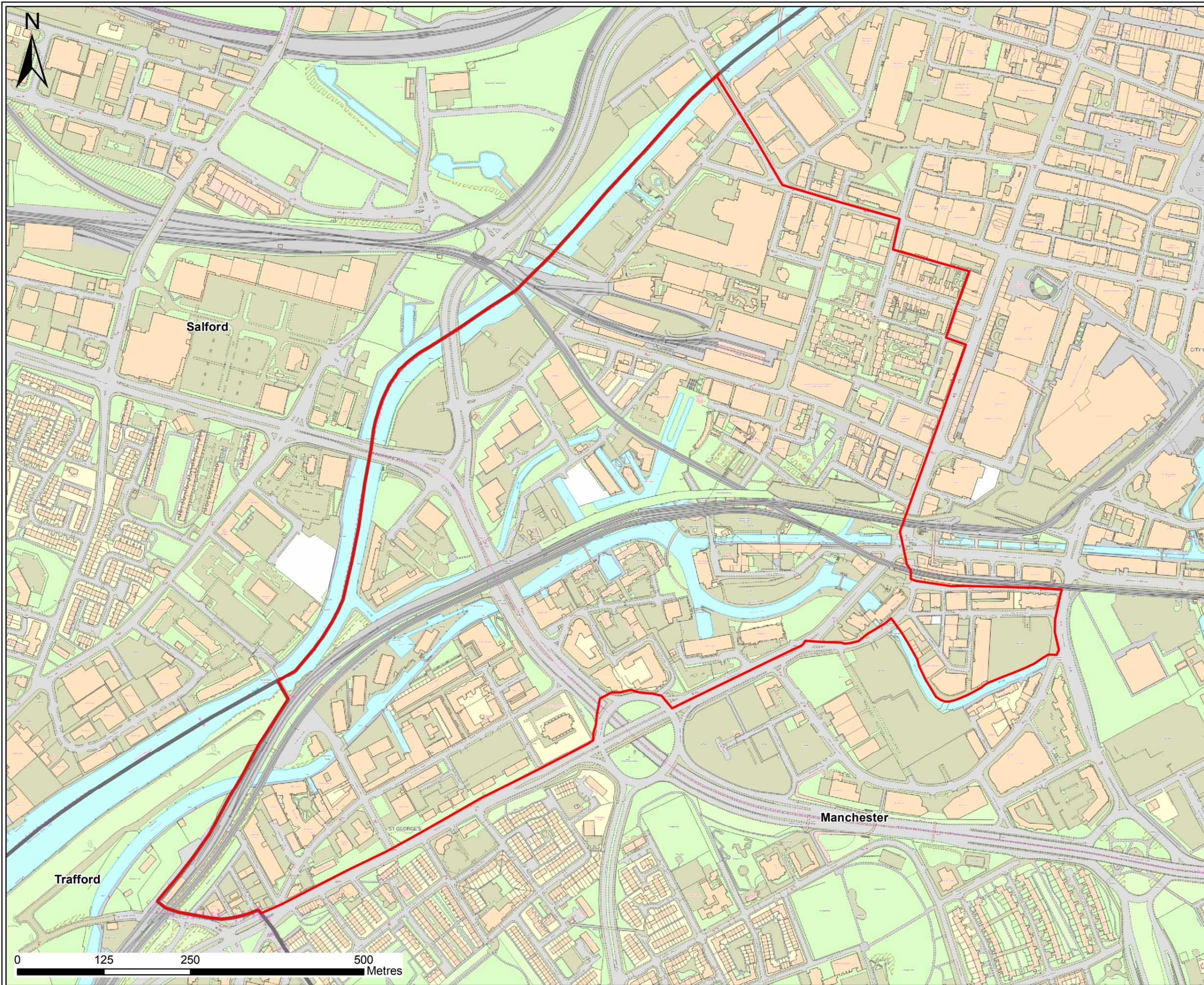
1.1.5. The neighbourhood area application is being made in accordance with the Town and Country Planning Act 1990, 61G (1) and Neighbourhood Planning (General) Regulations 2012, Regulation 5.

1.1.6. A separate forum supporting statement is to be submitted with this application to demonstrate that the Castlefield Forum is capable of becoming the designated neighbourhood forum for the neighbourhood area being applied for.

1.2. Neighbourhood Area Application Documents

1.2.1. The neighbourhood area application comprises the following documents:

- Application Form
- CNP.2016.001a Boundary Supporting Statement
- CNP.2016.002a Forum Supporting Statement
- Neighbourhood Area Boundary – Ref: CNP.2015.006a



Key

- Proposed Neighbourhood Area
- Greater Manchester LPAs

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Client
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Project
**Neighbourhood Area
Boundary Application**

Title
**Figure 1.0
Neighbourhood Area**

Scale	Drawn	Checked	Authorised
1:5,000 at A3	MD	MD	CM
	Date	Date	Date
	06/11/15	06/11/15	06/11/15

Drawing Number
CNP.2015.006a

2. The Proposed Boundary

2.1. Procedure

- 2.1.1. The proposed neighbourhood area boundary has been given proper consideration in accordance with relevant legislation and guidance.
- 2.1.2. The specified area does not include the whole or any part of the area of a parish council in accordance with 61G(3)(b) of the Town and Country Planning Act 1990.
- 2.1.3. Paragraph 033 of the National Planning Practice Guidance 'NPPG' ref: 41-033-20140306¹, has been followed as guidance to support the boundary decision making process. Additional, guidance has been sought from the Neighbourhood Plans Roadmap Guide provided by 'Locality' a national network of community-led organisations².

2.2. Initial Boundary Consideration

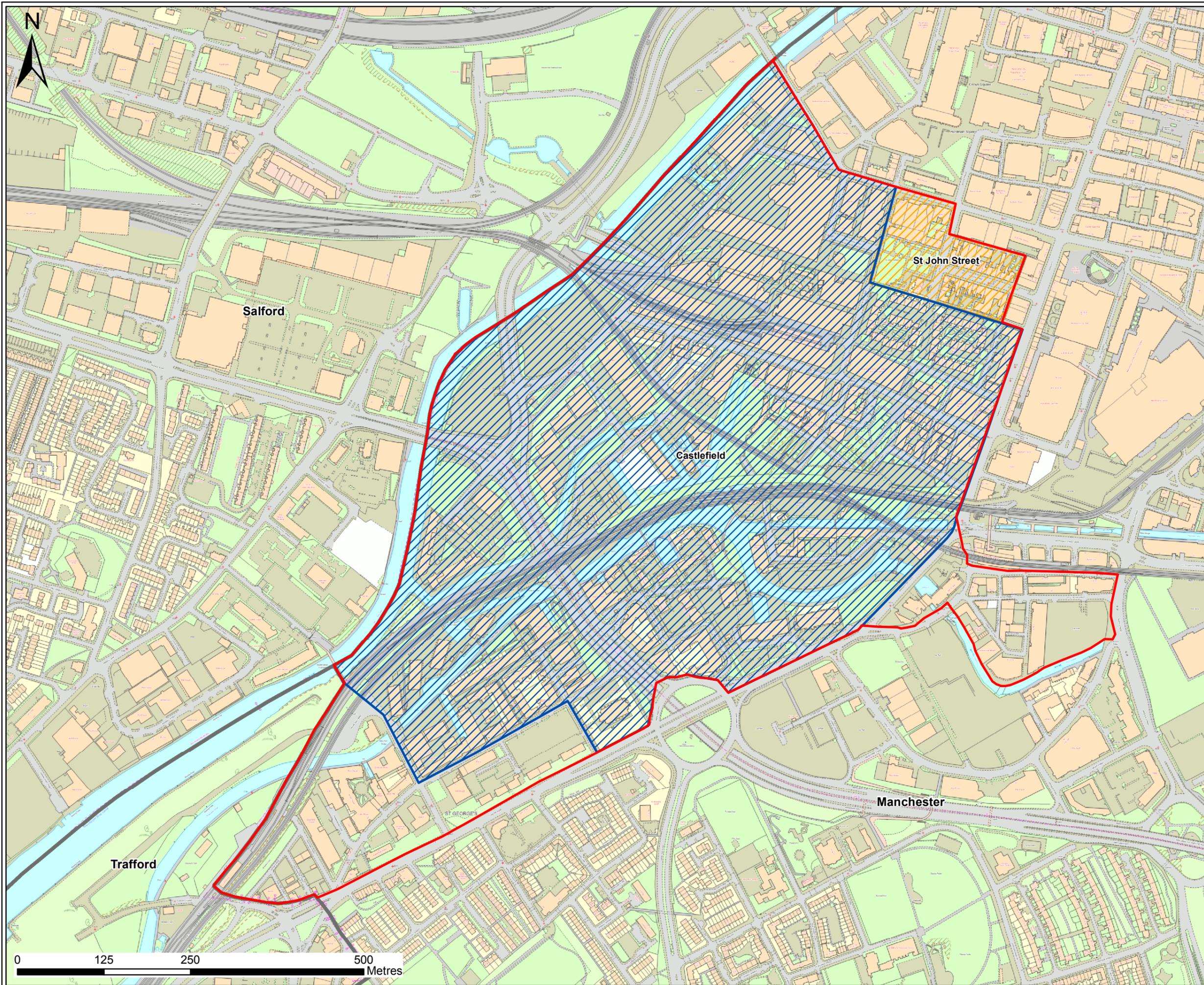
- 2.2.1. The proposed neighbourhood area boundary is within a city centre location and consequently does not have clear settlement boundaries to use as a starting point.
- 2.2.2. To determine the base position for the boundary and following relevant guidance from the NPPG (Para 033), the Conservation Areas for Castlefield and St John Street were used to provide the initial area (See *Figure 2.0*). The Castlefield Conservation Area was designated on 13th October 1979³ by MCC with St John Street Conservation Area designated on 4th November 1970⁴.
- 2.2.3. The Conservation Areas were used as these had previously been designated by MCC for their distinctive features, with these areas having a historical and physical connection based on land use and building type. Seeking to reflect these two areas and not to isolate parts of Castlefield and St Johns Street which were considered contiguous, we established a boundary including the whole of the two areas.

¹<http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/designating-a-neighbourhood-area/>

² locality.org.uk/about/

³ http://www.manchester.gov.uk/info/511/conservation_areas/972/castlefield_conservation_area

⁴ http://www.manchester.gov.uk/info/511/conservation_areas/914/st_john_street_conservation_area



- Key**
- Proposed Neighbourhood Area
 - Greater Manchester LPAs
- Conservation Areas**
- Castlefield
 - St John Street

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Relevant Body
Castlefield Forum

Project
**Neighbourhood Area
 Boundary Application**

Title
**Figure 2.0
 Conservation Areas**

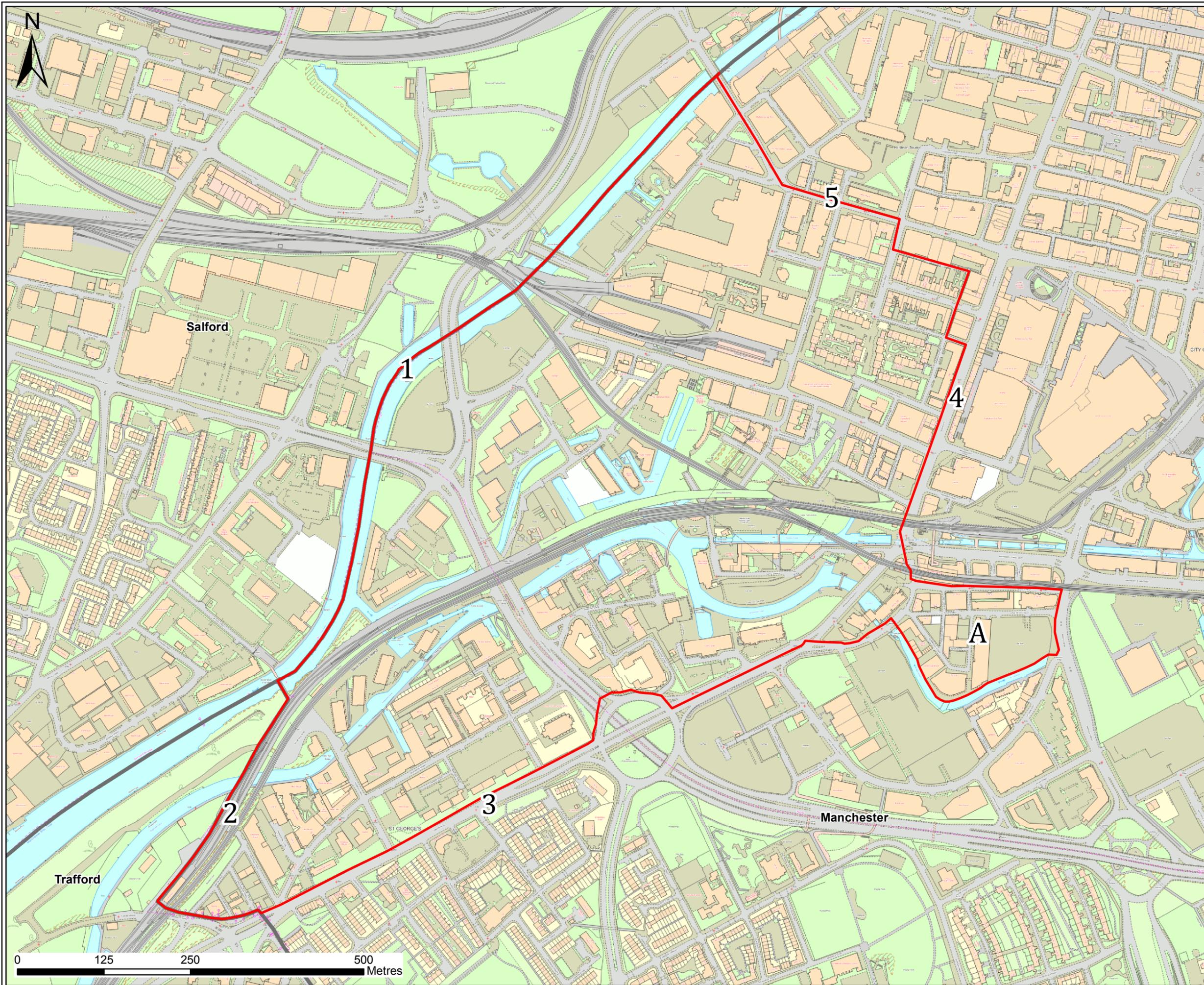
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1:5,000 at A3	MD	MD	CM
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Drawing Number
CNP.2015.002a

- 2.2.4. Developing the boundary from this position, the NPPG guidance to include areas where a formal or informal network of community based groups operate at paragraph 034 was followed in relation to areas covered by the following:
- Castlefield Forum
 - St Johns Street Residents Group
 - Britannia Mills Residents Group
- 2.2.5. The Castlefield Forum is open to and has members from the entirety of the proposed neighbourhood area boundary including:
- West of the Mancunian Way 'A57(M)' either side of Ellesmere Street
 - Castlefield Basin
 - Deansgate Quay and north of River Medlock
 - Potato Wharf
 - Liverpool Road
 - St Johns Street and Gardens

2.3. Physical Features

- 2.3.1. To define the boundary, strong infrastructure, physical and local planning authority boundaries were used, as the NPPG (Para 033) outlines these as a useful mechanism to create a clear boundary. *Figure 2.1* identifies the main physical features discussed in this sub-section.
- 2.3.2. The River Irwell was used as the western boundary as it serves a similar process defining both Salford and Manchester and rivers have been used as clear boundaries for towns, cities and countries over the centuries.
- 2.3.3. As the boundary reaches the most westerly point, the local planning authority boundary between Trafford and Manchester was used which also followed key built infrastructure of the railway. The railway acts as a clear boundary ensuring those residents and businesses within this section of the plan area are not left isolated.
- 2.3.4. The southern boundary is defined by Chester Road 'A56' a major arterial route into the City Centre. The Chester Road roundabout is followed along the closest edge to Castlefield to be in accordance with the Conservation Area and to use it as a physical barrier.
- 2.3.5. The eastern boundary is defined by Deansgate Road 'A56' one of the main roads through the northern end of the city centre. Deansgate acts as a strong physical barrier where development beyond does not relate to the Castlefield area. To the north east the boundary comes away from Deansgate Road to align with the St



- Key**
- Proposed Neighbourhood Area
 - Greater Manchester LPAs

- Physical Features**
- 1** River Irwell
 - 2** Railway / LPA Boundary
 - 3** 'A56' Chester Road
 - 4** 'A56' Deansgate Road
 - 5** 'A34' Quay Street
 - A** Deansgate Quay

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Title
**Figure 2.1
 Physical Features**

Scale	Drawn	Checked	Authorised
1:5,000 at A3	MD	MD	CM
	Date	Date	Date
	28/12/15	28/12/15	28/12/15

Drawing Number
CNP.2015.007a



Johns Street Conservation Area to keep the physical appearance and characteristic of the neighbourhood in a consistent style.

- 2.3.6. The northern boundary is defined by Quay Street 'A34' which becomes New Quay Street 'A34' as it crosses the River Irwell from Manchester into Salford. Using these roads as a continuous boundary aligns with the Castlefield and St Johns Street Conservation Areas and provides a clear boundary along another key route into the city centre.
- 2.3.7. The nature of Castlefield and its history as the birthplace of modern industry has left a legacy of major infrastructure within the boundary. The strategic infrastructure routes such as the canal network, currently used rail network and the Mancunian Way 'A57(M)' are not to be a part of this neighbourhood plan.

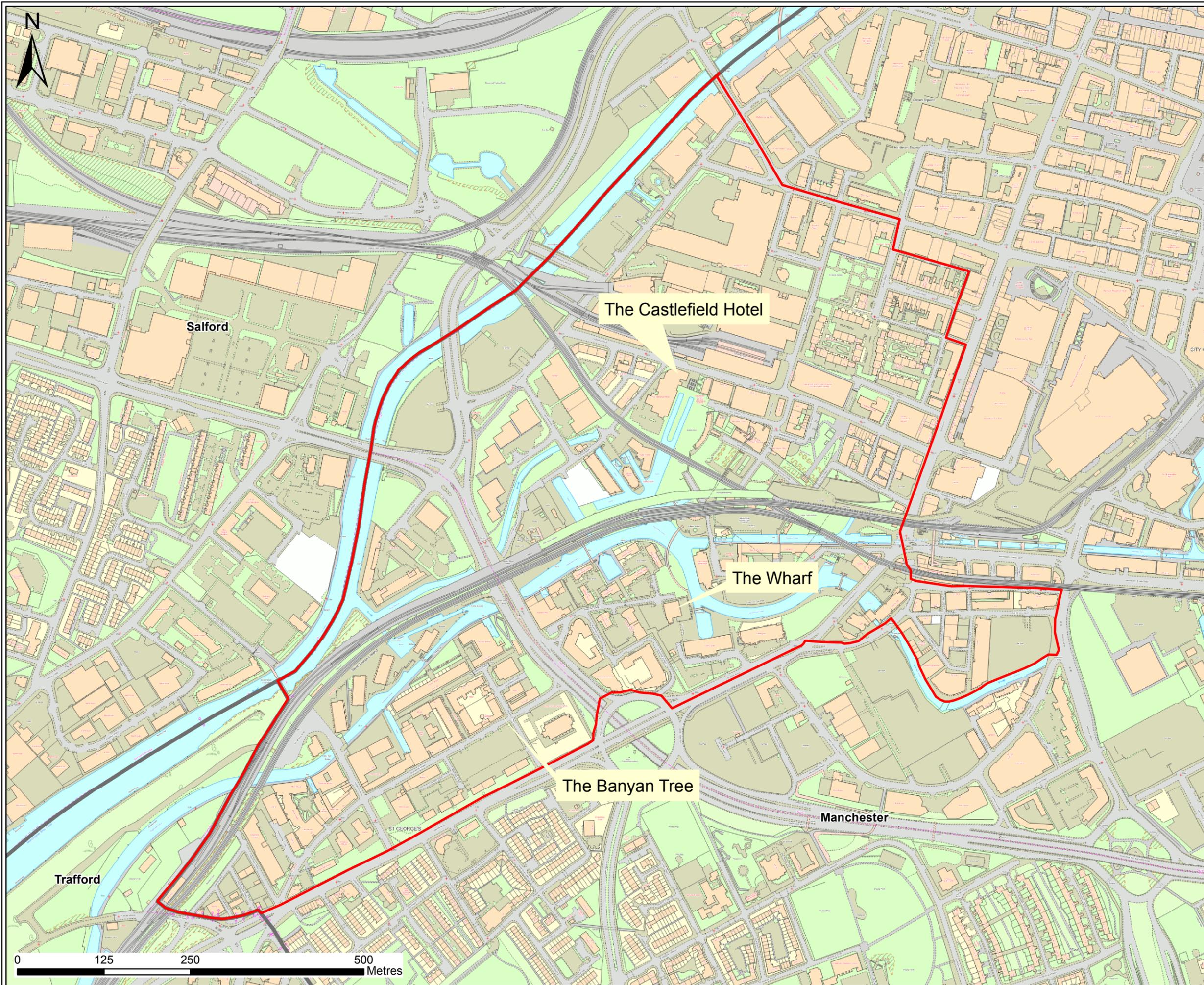
3. Consultation

3.1. Forum Support

- 3.1.1. Upon receiving unanimous support at a Full Forum vote in November 2014 on whether to proceed with the Neighbourhood Plan we began a comprehensive consultation process.
- 3.1.2. To establish the initial boundary for the reasons set out in *Section 2*, each amendment to the boundary was first consulted upon by the Neighbourhood Plan Action Group to be followed by the committee and Full Forum where considered necessary.
- 3.1.3. The process of establishing the initial boundary took several months to ensure all those engaged with the process had the opportunity to make comment and for the Forum to vote on important boundary amendments. Once the consultation version of the boundary had been agreed upon we arranged a series of consultation events.

3.2. Public Consultation

- 3.2.1. The consultation events all took place in September 2015 and were open to businesses/people who work in or near to the area, residents and elected members of the Council. The following locations, shown on *Figure 3.0* for the consultation events were selected to ensure that interested parties located in the three areas within the boundary would all have an opportunity to comment:
 - The Banyan Tree, Ellesmere Street - Wednesday 16th September
 - The Wharf, Castlefield Basin - Thursday 24th September
 - The Castlefield Hotel, Liverpool Road - Wednesday 30th September
- 3.2.2. The consultation events were arranged to follow on three consecutive weeks and on different nights to ensure those who wished to attend would have the best chance of doing so.
- 3.2.3. To support the consultation event, posters (Appendix A) were put up in residential apartment blocks, community locations (gyms, bars, restaurants, cafes, pubs and the MOSI) and electronic copies were made available via the website and published on Facebook and Twitter.



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Title
**Figure 3.0
Consultation Venues**

Scale	Drawn	Checked	Authorised
1:5,000 at A3	MD	MD	CM
	Date	Date	Date
	28/12/15	28/12/15	28/12/15

Drawing Number
CNP.2015.008a

- 3.2.4. The key question for the consultation was to address ‘Where is Castlefield?’ in the context of bringing forward a neighbourhood plan. Attendees of the consultation events had the opportunity to set out whether they identify with Castlefield and the boundary put forward to cover its neighbourhood area or the adjacent neighbourhood.
- 3.2.5. This question was particularly pertinent for the Ellesmere Street section to ascertain whether they associated with Castlefield or Hulme across Chester Road. The Banyan Tree provided the ideal location to reach those in this area.
- 3.2.6. Attendees included businesses, residents and elected members. Residents represented the local area and community groups active in the area but attendees also came from other areas within the boundary who were unable to attend consultation events located nearer to them. Unanimous support was provided to the neighbourhood plan process and the proposed boundary
- 3.2.7. It was also important to establish whether residents of St John’s Street Conservation Area associated with the neighbourhood area. St John’s residents and members of the Forum group have been involved in the process of establishing the boundary from the initial stages and have supported the process. However, the views of residents were also sought.
- 3.2.8. The three consultation events received unanimous support to the principle of the Castlefield Forum bringing forward a Neighbourhood Plan for the area. Comments were received on the initial boundary, however no resident, business or Council member suggested a reduction.

3.3. Post-Consultation Decisions

- 3.3.1. The revised boundary options incorporating the comments received at the consultation process were considered at a Committee meeting on 2nd November 2015. A decision was taken that the amendment to include the area to the north of River Medlock, east of Chester Road ‘A56’, west of Medlock Street ‘A5103’ and south of Deansgate rail station should be taken forward.
- 3.3.2. Deansgate Quay (Letter A on *Figure 2.1*) and the portion of land north of the River Medlock, has the river as its southern boundary. The River Medlock provides a clear physical boundary and development beyond the River Medlock to the south does not have a connection to Castlefield currently. The east of Deansgate Quay is bounded by the Medlock Street ‘A5103’ another arterial route into the city centre. The northern boundary is defined by the railway arches a key piece of infrastructure. The area is also identified as a part of Castlefield within the draft

Strategic Plan for Manchester City Centre: 2015-18⁵, whilst this is a supporting planning document it outlines the relationship between the areas.

- 3.3.3. The proposed neighbourhood area included a significant amendment and was therefore taken to the Castlefield Forum meeting following the AGM on 12th November 2015. The revised boundary received unanimous support to become the final boundary for the neighbourhood area.

5

www.manchester.gov.uk/info/200024/consultations_and_surveys/7084/give_us_your_views_on_our_plan_for_the_future_of_the_city_centre

4. Summary and Conclusion

- 4.1.1. The boundary has sought to ensure that no areas either currently developed or with the potential to be developed for future residential or business use are left isolated. The boundary has sought the views of local residents, businesses and members obtaining 100% support for the neighbourhood area. Ensuring that no future residents are left isolated will create a more cohesive community in the future considering the term of a Neighbourhood Plan and in accordance with Planning Advisory Service (PAS) guidance⁶.
- 4.1.2. We believe that the boundary proposed reflects the local residents, businesses and committee members who make up this area of the city whilst acknowledging the physical and historical properties which define it.

⁶ LGA / PAS: March 2015 Briefing Note: Neighbourhood Area and Neighbourhood Forum Designations

Appendix A



CASTLEFIELD

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Where is Castlefield?

Castlefield Forum is bringing forward a Neighbourhood Plan and needs your help to define its boundary. It is the first time residents and businesses alike can have their say on the area which defines where they come from.

Where is Castlefield — Only You Know



Come along to any of the three consultation events taking place at well known venues within Castlefield. We will be there with the proposed boundary and associated plans to answer any questions.



The Banyan Tree

Wednesday 16th September
2015

18:00—19:30



The Wharf

Thursday 24th September
2015

18:00—19:30



The Castlefield Hotel

Wednesday 30th September
2015

18:00—19:30

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