

Area 16 – West Wythenshawe

AREA POLICIES

ECONOMIC DEVELOPMENT

WW2 Within the Roundthorn Industrial Estate the Council will permit new industrial and commercial activities, incompatible with a location in a residential area, except where serious harm to the amenity of nearby residents or adjoining businesses would result.

Reasons: The Council is keen to identify sites for commercial and industrial activities which provide services or employment for local people. However it wishes to ensure that these activities do not generate disturbance for local people. Examples of these businesses are taxi firms and vehicle repair firms. The Council also wishes to ensure that industrial developments which can create significant residential disamenity if poorly located, are directed or relocated to appropriate sites where such disamenity would not occur and where they would not have a significant adverse impact on other economic and employment activities.

ENVIRONMENTAL IMPROVEMENT AND PROTECTION

WW3 The Council will protect and encourage the positive management of existing areas of woodland in West Wythenshawe. This policy will apply to:-

- a) Royal Thorn Wood;
- b) Princes Spinney;
- c) Blackcarr Wood;
- d) Gib Lane Wood;
- e) Fairywell Wood;.
- f) Nan Nook Wood;
- g) Verdure Wood;
- h) Mere Wood;
- i) Big Round.

Reason: These historic woodland areas are a valuable recreational and educational resource and/or provide irreplaceable wildlife habitats. They will be individually managed in a manner which protects and builds upon their recreational, educational and wildlife roles, and which takes into account their historic character.

WW7 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:-

- a) respect the existing building line;
- b) respect adjoining building heights;
- c) retain existing mature trees;
- d) retain existing areas of amenity space;
- e) retain a predominantly mature, landscaped character to the front of the building line;
- f) respect the existing character and amenity space along Fairywell Brook and its corridor.

Reason: Brooklands Road is an area of distinctive and attractive character providing high quality residential accommodation. Whilst the Council is not opposed to the introduction of smaller units of accommodation in this area, for which there is a great demand, it wishes to ensure that the visual character of the area is not harmed.

SHOPPING AND COMMUNITY FACILITIES

WW8 The land on Shady Lane adjoining the British Gas Depot is allocated for a community centre.

Reason: The Shady Lane estate is remote from community facilities serving other parts of West Wythenshawe and the community would benefit from accommodation which would be the focus of varying community activities.

TRANSPORT

WW9 The Council will improve the junction of Altrincham Road and Brooklands Road in order to provide better safety for pedestrians and cyclists, and to relieve traffic congestion.

Reason: This is a specific location of traffic congestion in West Wythenshawe. The Council will continue to assess the need to improve major junctions, to relieve congestion and improve facilities for cyclists and pedestrians. The nature of the measures will require further detailed study.

WW10 The Council will encourage the development of passenger stations in the West Wythenshawe area, on the Stockport to Altrincham railway line. Southmoor Road will be the priority location, in order to create an interchange with the proposed Metrolink Line to the airport. The Council will ensure that adequate parking facilities including cycle parking facilities are provided to serve any station which becomes operational.

Reason: West Wythenshawe is poorly served by the local rail network and a station at this location would improve accessibility both for local residents and for workers on the Roundthorn Industrial Estate, thereby benefiting the local economy.

WW11 The Council, working jointly with the South Manchester Health Authority, will improve accessibility to Wythenshawe Hospital.

Reason: There is an acute problem of on-street parking and poor traffic flow around the area of Wythenshawe Hospital and it is essential that accessibility for hospital traffic be improved. These issues will be of particular importance should the Regional Health Authority decide to concentrate hospital facilities for South Manchester at the Wythenshawe site. The Council would need, in that eventuality, to be satisfied that traffic difficulties can be overcome.

Options include:-

- a) the closure of the hospital access road to through traffic;
- b) directing non-hospital related traffic away from the area;
- c) the widening of Clay Lane/Floats Road/Dobbinetts Lane;
- d) prohibition of on-street parking in surrounding area.

LEISURE AND RECREATION

WW12 The Council will work with the private sector to provide a greater range of recreational activities within Wythenshawe Park. These activities will be confined to the western half of the Park as identified on the Proposals Map. In considering proposals for improving existing facilities or extending their range the Council will ensure that the prime function of the Park in providing open spaces for informal recreation is fully protected, in particular, Baguley Brook and its corridor.

Reason: This part of the park represents the most appropriate location for new recreational facilities to serve the residents of Wythenshawe. It is considered that any development to the east of this road would detract from the historic landscape and character of the park, and should be resisted.

WW13 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. This policy applies particularly to:-

- a) open land at Carrswood Road/New Forest Road;
- b) open land at Cranleigh Drive/Ashstead Road/Swalediffe Avenue;
- c) open land adjoining Mill Brook, Newall Green.

Reason: There is a need to upgrade and improve these areas to widen the range of informal recreational opportunities which they offer and to make them more attractive and accessible. This is particularly important where the open land 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.

WW14 Land between M63 Motorway and Yew Tree Lane, Northern Moor - Restoration of unused land for public open space. Landscape improvements.

Reason: To provide local recreational opportunities.

WW15 Maitland Avenue, West Didsbury to Willenhall Road, Northern Moor – Cycle route via Chorlton Water Park.

Reason: To link Wythenshawe and West Didsbury and improve cycle access to Chorlton Water Park.