

# **DECISION DOCUMENT FOR DESIGNATING THE NORTHENDEN NEIGHBOURHOOD AREA, EXCLUDING SHARSTON INDUSTRIAL AREA AND MOTORWAYS/TRUNK ROADS, PURSUANT TO REGULATION 7 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012**

## **A. BACKGROUND**

**Applicant:** The Northenden Neighbourhood Forum

**The Specified Neighbourhood Area (the neighbourhood area applied to be designated):** The area shown on map in Appendix 1

**Name of the Specified Neighbourhood Area:** The Northenden Neighbourhood Area

The Specified Neighbourhood Area has not been designated as a neighbourhood area in the past.

## **B. THE COUNCIL'S DECISION**

**Designated Neighbourhood Area:** The area shown on map in Appendix 2

**Name of the Designated Neighbourhood Area:** The Northenden Neighbourhood Area

On 20<sup>th</sup> November 2013 and having come to the conclusion that the Specified Neighbourhood Area was not appropriate to be designated as a neighbourhood area, the Council designated the area shown on the map in Appendix 2. The Designated Neighbourhood Area excludes from the Specified Neighbourhood Area the Sharston Industrial Estate and the carriageways of the motorways/Princess Parkway. Where the river Mersey forms the boundary of the Designated Neighbourhood Area the boundary is in the middle of the river. The reasons for excluding parts of the Specified Neighbourhood Area are set out below.

The Council also decided that the Designated Neighbourhood Area should not be designated as a business area.

## **C. STATEMENT OF REASONS:**

### **a) to exclude Sharston Industrial Area from the Designated Neighbourhood Area**

#### 1) Character of the area – distinct boundaries

Sharston Industrial Area covers a large site area, with distinct boundaries separating it from the Designated Neighbourhood Area. A saved Unitary Development Plan policy, EW12 (the allocation covers the whole of the industrial area with the exception of the refuse treatment plant), supports the on-going role of the Sharston Industrial Area as a centre for industrial activity and employment.

#### 2) Character of the area – outward looking

The catchment area for the Sharston Industrial Area is beyond the immediate locality in terms of both employees and customers. It has good transport links to a wide geographical area, with access to and from the motorway rather than linkages via the rest of the Designated Neighbourhood Area.

3) Lack of representation on Northenden Neighbourhood Forum

Membership of Northenden Neighbourhood Forum, designated by the Council on 20<sup>th</sup> November 2013, does not include any representation from Sharston Industrial Area.

4) Proximity between Northenden Village and the Industrial Area is not justification for including it within the Designated Neighbourhood Area

The Northenden Neighbourhood Area application emphasises the fact that the industrial area lies closer to residential areas in Northenden than to those in Sharston, therefore the impact on Northenden is greater. The Council does not consider that proximity to the Sharston Industrial Estate, an area with a very different character, connectivity and function is not sufficient justification for including it the Designated Neighbourhood Area.

**b) to exclude the motorways / trunk roads from the Designated Neighbourhood Area where these form the boundaries**

1) Strategic function of these roads

The M56, M60 and the Princess Parkway are primarily routes across the wider city region and as such do not have a close functional interaction with the core of the Designated Neighbourhood Area.

2) The roads as a boundary line

Although these roads do not have a close functional interaction with the Designated Neighbourhood Area, it makes sense to use them as boundaries where appropriate. However, the boundary should be on the near side, i.e. as soon as the land use changes, rather than on the far side of the carriageways.