

Area 13 – Chorlton and Barlow Moor

AREA POLICIES

ENVIRONMENTAL IMPROVEMENT AND PROTECTION

CB2 The Council will protect and enhance the existing wildlife habitat at Hough End Clough around Chorlton Brook.

Reason: This site has been recognised as one of wildlife value in the Habitat Survey 1990 for the City of Manchester. It is desirable that this value should be protected and if possible enhanced for the enjoyment of local residents.

CB10 No further conversion to food and drink uses will be permitted in the following shopping frontages in Chorlton District Centre:-

- a) 503-555 (odd) Barlow Moor Road;
- b) 93-129 (odd) Manchester Road.

Reason:

- a) This frontage is predominantly residential and the use of any units here for food and drink functions would result in an unacceptable level of residential disamenity.
- b) There is already a high proportion of units currently in use as, or with permission for, food and drink in this frontage. It is undesirable to allow further conversions which would detract from the local retail function of the frontage. There are residential properties immediately to the rear of the frontage which would be at risk from increased disamenity if further conversions were to be permitted.

LEISURE AND RECREATION

CB11 The Council will retain the open character of Hough End Playing Fields as a major recreational facility and seek to improve the visual appearance of the site.

Reason: The Council will seek an improvement in the range and quality of recreational facilities available on this site. Hough End Playing Fields form a large site of high recreational, leisure and open space value which serves both the immediately surrounding residential area and the wider area of South Manchester. The Council wishes to protect this role and to increase and improve the quality and range of facilities available to serve residents of South Manchester.

TRANSPORT

CB13 The Council intends to develop a network of off-street cycling and pedestrian routes in Chorlton. Particular attention will be given to:-

- a) the Mersey Valley;
- b) the possibility of creating a riverside walkway along Chorlton Brook between the Mersey Valley and Mauldeth Road West;
- c) the creation of a major linear recreational route along the former Fallowfield (Trafford/Gorton) railway line between St. Werburgh's Road and Fallowfield;
- d) the routing of a cycle-way and a footpath alongside the proposed Metrolink extension through Chorlton and Barlow Moor to Didsbury.

Reason: To provide a recreational resource and to link existing areas of open space in Chorlton and Barlow Moor as part of a City-wide strategic network of green ways.

THE MERSEY VALLEY

The Manchester Plan has incorporated policies from the former Mersey Valley Local Plan. These comprise general proposals for the whole of the valley and detailed, site specific policies for the valley area within Manchester.

The Mersey Valley falls within Areas 13, 15, 16 and 17 of the Manchester Plan. The Valley-wide proposals are set out below as the site specific policies for Chorlton and Barlow Moor (Area 13). The site specific proposals are set out in the relevant area sections.

The Mersey Valley extends about 12 miles through the southern suburbs of Greater Manchester, from the centre of Stockport westwards through Didsbury and Chorlton to the Manchester Ship Canal. The Mersey is different from the other valleys in the area. For the most part it is a wide flood plain bounded by low ridges and terraces.

The pressures of urban growth have affected the use and appearance of this large open area. Many areas became waste land, whilst loss of woodland and trees were especially severe. However, when the time came to increase recreational opportunities and improve the appearance of the valley, the Mersey had some significant advantages. Much of the land was already used for recreation and there was an existing footpath network capable of extension. Much of the land was in public ownership and there was scope to achieve changes over a relatively short period.

The former Mersey Valley Local Plan was adopted in March 1986. Many of the site specific policies have now been implemented and have therefore not been incorporated into the Manchester Plan.

Mersey Valley-Wide Proposals

MERSEY VALLEY RECREATION POLICIES

CB15 Existing land will be conserved and improved and will, for the most part, continue in recreation use.

Reason: To safeguard existing areas and facilities, which form an important element of the proposed recreation structure for the Valley.

CB16 Throughout the Valley further sites for outdoor recreation will be developed, and existing sites improved, to cater for a wide range of mainly informal recreation activities. Where 'urban' recreation facilities (such as local play spaces, formal parks and allotments) are needed, provision will be made on suitable sites, generally within and adjoining the built-up areas. Additions to the already large area of playing fields and golf courses will normally be limited to minor extensions of existing sites, where these do not conflict with Local Plan objectives.

Reason: To provide a choice of recreation areas and activities within the Valley; to help offset the lack of facilities in some urban areas near the Valley. The Valley already fulfils an important role in the provision made for formal sports and team games. Further major extension could be at the expense of informal recreation or agriculture.

CB17 Interest in the natural and local history of the Valley will be promoted in those areas which are able to withstand increased use by the public.

Reason: To encourage greater awareness of, and respect for, the Valley and its countryside.

CB18 The development of riding schools and commercial stables will only be permitted where the Council is satisfied that there is adequate grazing, and access to suitable riding routes and the development would not harm the Valley character, or the local amenity.

Reason: There is a need for greater control over riding centres, some of which have given rise to illegal use of footpaths (sometimes causing excessive damage to surfaces and conflicts with walkers) and damage to the landscape.

CB19 In farming areas, recreation will generally be restricted to those activities which will not unduly interfere with farming.

Reason: To protect the agricultural livelihood of the Valley.

CB20 There will be a presumption against recreation activities which could spoil the enjoyment of the Valley (e.g. by introducing noise or excessive traffic or because they could damage the Valley's landscape or appearance). Approval of such activities will only be considered if there is a clear need and they can be sited where no significant disturbance would result. In exceptional cases, disturbance caused should be set against the need for a particular recreational activity to be in a particular location.

Reason: To prevent undue damage to the landscape, conflict with other recreational pursuits, or excessive noise. This will be complemented by efforts to find suitable sites for such activities and by experiments.

CB21 In developing and improving recreation facilities in the Valley, and access to them, attention will be paid, wherever possible, to the needs of disabled people.

Reason: To ensure that the special needs of disabled people are taken into account in individual recreation schemes.

CB22 The provision of overnight accommodation and other facilities for tourists may be permitted where this is small in scale and would not harm the Valley character.

Reason: The Valley's potential for recreation also makes it of value for visitors. Modest provision to encourage tourism would extend the recreational role of the Valley.

MERSEY VALLEY LANDSCAPE AND NATURE CONSERVATION POLICIES

CB23 The Council will protect, conserve and improve the landscape quality and natural history of the Valley, encourage the development of a variety of attractive landscape types and, where appropriate, will seek to re-establish a countryside character in the Valley.

Reason: To encourage retention and better management of important features in the landscape and protect and develop its increasing natural history value. There is a need to provide a more natural setting for informal recreation and other open uses in the Valley. To develop a distinct and attractive character for the area.

CB24 The Council will seek the provision of a more enclosed and varied landscape by:-

- a) fostering a more natural setting for recreational paths, areas set aside for informal recreation, and the riverside;
- b) promoting a general increase in hedgerow and tree cover, paying particular attention to areas of formal recreation and farmland;
- c) a major programme of woodland planting and management;
- d) carrying out and encouraging tree planting along motorways and other prominent highways in the Valley.

Reason: Planting is needed, to reduce the openness of the Valley and provide an improved setting for the various activities which take place there. This will lend a more 'structured' appearance to the landscape, by linking together existing isolated blocks of planting, creating a series of distinct and contrasting areas. Further landscaping is also needed to soften the impact of the motorway and other major roads in open parts of the Valley.

CB25 The Council will:-

- a) carry out and encourage planting and management policies which take account of natural history considerations;
- b) foster new areas of natural history interest;
- c) provide refuges for wildlife in sensitive sites which will be kept free of recreational pressures.

Reason: To ensure a rich and interesting variety of plant and wildlife is encouraged and maintained.

CB26 The Council will not normally permit any development which would damage or destroy those areas or those features, such as woodland and hedgerows, valuable water areas and wetland, identified by the Council as being of landscape or natural history importance.

Reason: As part of the approach set out in policy CB23 above. To protect those areas and features of greatest value.

CB27 Derelict land in the Valley will be restored, generally for recreation, woodland or agriculture. The natural regeneration of despoiled areas will be allowed to continue where this will contribute to natural history or landscape interest.

Reason: To remove local eyesores and increase opportunities for recreation, woodland and agriculture, or wildlife.

CB28 The Council will seek to conserve and enhance those buildings, structures and industrial remains which are considered to make a special contribution towards the history or character of the Valley.

Reason: To conserve valuable elements in the landscape and to safeguard the potential of some as objects for study and education.

MERSEY VALLEY ACCESS POLICIES

CB29 A network of waymarked footpaths, horse riding routes and cycle routes will be developed and maintained throughout the Valley, segregated where appropriate. Particular emphasis will be given to the need to provide a continuous footpath, along the length of the Valley. Wherever possible, this will be along the riverside.

Reason: A network of the type now proposed will promote better use of the Valley paths, offering a wider choice of routes and catering for cyclists and horseriders as well as walkers. Measures will be taken to make these routes easier to follow.

CB30 Where appropriate, existing access points into the Valley will be improved, making them more obvious and attractive and new access points will be created.

Reason: To ensure easier access to the Valley from urban areas at the margins and increase its attractiveness as a major area for outdoor recreation.

CB31 In improving and increasing public access within the Valley, care will be taken to avoid undue disturbance to sensitive wildlife areas, features of interest and areas of farming.

Reason: Whilst it is generally desirable that new paths should take advantage of the most attractive routes, there is an overriding need to protect sensitive wildlife areas and farmland from disturbance or trespass.

CB32 In conjunction with public transport undertakings, improvements will be sought to public transport serving the recreation areas of the Valley. The level of provision will be kept under review as recreation use develops.

Reason: To improve access from urban areas to the Valley recreation centres for those using public transport.

CB33 Where appropriate, car parks will be provided to serve areas of recreation. Any new car parks shall be of a scale and type in keeping with the character of the area; have a minimal impact on residential areas; and normally be located:-

- a) near the edge of the Valley or;
- b) on the fringe of major recreation areas or;
- c) adjacent to main access routes into the Valley.

Reason: To keep cars out of the main areas of quiet recreation and avoid conflict with recreation activities or with landscape considerations. To contribute to recreational development of the Valley.

MERSEY VALLEY AGRICULTURE POLICIES

CB34 Unless otherwise indicated on the Proposals Map existing agriculture will be protected and encouraged.

Reason: To encourage confidence in the future of farming, safeguard the rural aspect of the Valley and help in conserving the landscape. This will also apply to land capable of productive use but no longer actively farmed.

CB35 Non-agricultural uses on farm holdings will be opposed where they are not clearly related and ancillary to the main agricultural enterprise, and where they would spoil the character of the Valley.

Reason: To protect the landscape and safeguard farming in the Valley.

CB36 All possible measures will be taken to reduce the conflict between farming interests and the use of the Valley for recreation.

Reason: Trespass and vandalism are serious problems for farmers in the Valley. Measures are needed to reduce these problems by directing pressures away from the more sensitive agricultural areas. These measures need to be complemented by efforts to ensure that future developments do not bring new pressures and conflicts with farming (see policy CB19)

MERSEY VALLEY TIPPING, MINERAL WORKING AND POLLUTION POLICIES

CB37 There will be a strong presumption against new tipping or extension to existing tips in the Valley. The Council will only consider exceptions to this policy where it is satisfied that there is a special need which cannot be met elsewhere or that the proposal would contribute towards the improvement of the Valley. In either case, the Council must be satisfied that:

- a) tipping and restoration can be completed within an acceptable time scale; and
- b) the restoration scheme is compatible with the aims and proposals of the Plan; and
- c) where necessary, restoration can be carried out in phases; and
- d) no significant harm would be caused to the Valley character and that no inconvenience or danger would be created for visitors, local residents or those working nearby.

Reason: In line with strategic policies to minimise further direct tipping, especially in very sensitive areas such as the river valleys. To protect the landscape and character of the Valley and its development for recreation. To ensure that environmental nuisance is reduced to a minimum, both in its scale and duration.

CB38 All possible measures will be taken to:

- a) reduce the environmental damage caused by industrial and trade waste;
- b) eliminate fly-tipping in the Valley and to tidy up areas misused in this way in the past.

Reason: Indiscriminate dumping or 'fly-tipping' has spoiled potentially attractive areas. Their continuance would be at odds with the works to make the Valley more attractive as an area for informal recreation.

CB39 The Council will support initiatives by North West Water Ltd to improve river water quality in the Valley, particularly where this would have recreation and/or conservation benefits.

Reason: Improvement of the environment and increased recreational use require measures to reduce water pollution and improve the appearance and recreational potential of the Mersey and other important water areas in the Valley. Implicit in this is an urgent need to tackle problems on some of the Mersey tributaries.

CB40 The Council will oppose any new development which could result in a significant deterioration in, or hinder the improvement of, either water or atmospheric quality, or introduce unacceptable noise levels.

Reason: To ensure further improvements in the Valley environment, in line with its increasing role as a major area for outdoor recreation. To safeguard recreational and other activities dependent on quiet conditions for their proper enjoyment.

CB41 New mineral workings or extension to existing workings will not normally be permitted, except where the Council is satisfied that there is a need for the mineral, which cannot reasonably be met elsewhere, or that the proposal would contribute towards the improvement of the Valley. In either case, the Council must be satisfied that:

- a) the mineral operation and restoration could be completed within an acceptable time scale;
- b) the restoration scheme is compatible with the aims and proposals of the Plan;
- c) where necessary restoration can be carried out in phases;
- d) no significant harm would be caused to the Valley character and that no inconvenience or danger would be created for visitors. Local residents or those working nearby.

Reason: To protect the landscape and character of the Valley and its recreational development.

MERSEY VALLEY POLICIES ON THE CONTROL & FORM OF BUILT DEVELOPMENT

CB42 The Council will carry out and encourage improvements to the built environment within the Valley. This will be particularly aimed at:-

- a) improving the appearance of industrial areas;
- b) screening unsightly or unduly prominent development;
- c) making canal and riverside areas more attractive.

Where appropriate the Council will seek to relocate unsightly and unneighbourly activities.

Reason: To complement the improvements planned for the more open parts of the Valley. River and canalside areas merit special attention in this respect. To assist industrial renewal and improve the Valley landscape in areas where industry is an established feature.

CB43 Within the area defined for this purpose on the Proposals Map, new urban development will not normally be permitted. The only exceptions considered will be where the development would not lead to the division of the open parts of the Valley into sections and falls within the terms of (a) or (b) below: -

- a) Where the area forms part of the green belt, the established green belt policies apply.
- b) Where the area does not form part of the green belt, at Least one of the following circumstances is met: -
 - i) that the development represents limited infilling to an established Valley settlement or industrial area;
 - ii) that it is an extension to or renewal of an established industry where the economic and employment factors are of overriding importance;
 - iii) that the development is required in association with an outdoor recreation or appropriate tourist facility;
 - iv) that the development would be appropriate in a green belt;
 - v) that the development is necessary to meet an exceptional need which cannot reasonably be met elsewhere.

In determining any planning application, a case of exceptional need must be clearly demonstrated having regard to the objectives of the local plan.

Reason: This will allow implementation of strategic policies designed to maintained the open character of the Valley.

CB44 Any new development permitted within the Valley shall be of a high standard and by careful attention to siting, design, layout materials and landscape design shall not have a harmful effect on the character of the Valley. Any new development which by reason of its

nature, scale or location cannot meet these criteria will not be permitted unless there is an overriding need for the proposed development to be in that particular Location.

Reason: To ensure that new development does not harm the landscape or character of the Valley. Particular attention will be given to development which would be visible from paths and other areas used for public recreation.

CB45 In considering proposals for development in the Valley the Council will seek to safeguard the line and amenity of existing and proposed footpaths, horse riding and cycle routes. Where changes to existing routes are required, the Council will need to be satisfied that the alternative proposed is at least as attractive as that being replaced.

Reason: To retain the existing network of public paths in the Valley and to allow for proposals to extend that network. Some minor diversions to routes will be considered where such changes would serve the interests of those using paths in the area.

CB46 When considering proposals for new development the Council will, where appropriate, require the provision of segregated footpaths into the Valley.

Reason: To allow for the need for effective access to Valley paths and public recreation areas from any new housing or places of employment within the Valley or its margin.

CB47 Any development which is permitted within or close to the Valley's river, streams and canals shall have regard to their setting and potential value for recreation.

Reason: To ensure that account is taken of the recreational potential of the Valley's waterways when considering development proposals, including river works.

THE MERSEY VALLEY DETAILED PROPOSALS

WEST DIDSBURY AREA:

CB48 Parkway Playing Fields, West Didsbury - Tree planting around the perimeter of the playing fields.

Reason: To screen urban developments seen from the Valley.

CB49 Barlow Hall Tip, West Didsbury - Restoration for informal public open space as an adjunct to Chorlton Water Park. Tree planting.

Reason: To carry out planning conditions. Some further tipping will be required to allow effective restoration.

CB50 Public open space at Kenworthy Farm, Northern Moor - Continued development for informal recreation and local nature conservation. Further facilities for horse riders. Some use for agriculture.

Reason: To promote varied recreational use and improve landscape quality. To encourage nature conservation and bring agriculture back into this part of the Valley.

ASSOCIATED IMPROVEMENTS TO ACCESS:

CB51 North bank of the Mersey, Princess Road to the Bailey bridge - Bridle route.

Reason: To provide a continuous bridleway from Sale Water Park to Princess Road.

CB52 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.

CB53 Hardy Farm, Chorlton to the river bank south of Chorlton Golf Course - Footpath.

Reason: This 'short-cut' will provide a better way from the Hardy Lane area to Chorlton Water Park

CB54 Land next to UMIST pavilion, Hardy Lane, Chorlton - Small, public car park.

Reason: To allow parking by visitors using informal recreational land in this part of the Valley.

CHORLTON GREEN AREA:

CB55 Former Ivy Green Tip, Chorlton Green - Further development for informal public open space.

Reason: To promote informal recreation locally and improve the landscape quality. Provision for a children's play area will be safeguarded, off Ivy Green Road.

CB56 Land at the south-west corner of Chorlton Ees - Development for nature conservation extension of wetland areas.

Reason: To realise the nature conservation value of the site, in part by creating a variety of wetland habitats and encouraging birdlife.

ASSOCIATED IMPROVEMENTS TO ACCESS

CB57 Hardy Lane, Chorlton to Jackson's Bridge, Sale - Upgrade to cycle route.

Reason: To link Sale Moor and Chorlton.

CB58 North bank of the River Mersey, from Jackson's Bridge, Sale to City boundary, with Trafford Metropolitan Borough - Bridleway.

Reason: To provide part of a riverside bridleway circuit centred in Jackson's Bridge and Barfoot Bridge, Stretford.

CB59 Hawthorn Lane, Turn Moss – Cycleway designation.

Reason: To provide a recreational cycling route as part of a medium distance link to Ashton-on-Mersey and Urmston.