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**BOUNDARY FENCE AND MAINTENANCE ACCESS FROM
STENNER LANE**

**SIMON PLAYING FIELDS
STENNER LANE
DIDSBURY**

**KATH LUDLAM
LUDLAM ASSOCIATES
MARCH 2022**

REASONING FOR DEVELOPMENT

The proposed development of Boundary Fence and Maintenance Access is to secure the site of the Playing Fields and associated buildings and car park to prevent any damage or trespass which would have an adverse impact on the use as a playing field. This would include littering/dog fouling/pitch damage/vandalism which have occurred.

IMPACT OF HERITAGE ASSET

The site is located within the Didsbury St. James Conservation Area. The brief documentation published by Manchester City Council indicates that this western part of the Conservation Area describes the parks and playing fields being laid out after Didsbury became part of the City of Manchester in 1904. Otherwise, there is no reference to the playing fields in the analysis of the history, townscape, control of development or improvement and enhancement. The proposal comprises a 2100mm high, mesh paladin fence in green (RAL 6005) along the boundary with an access gate in the same specification. This is a functional but visually unobtrusive structure which will not prevent or obscure views in or out of the site and over time will blend into the boundary vegetation.

It is submitted that the proposal will have a NEUTRAL Impact on the character and appearance of this part of the Conservation Area. There is also a benefit to users of the Playing Fields which will be better maintained and safer for their use for sport.

LOCATION WITHIN THE FLOOD RISK AREA

The site is within a Water Storage Area which lies to the north of the River Mersey. On occasion, the site is flooded as part of the Flood Management of the wider area. The proposed development would not affect the flood risk of the site or affect its functioning as a Water Storage Area.