Paul Butler Associates
Planning, Development & Heritage Consultants

24 July 2017

Jennifer Atkinson
Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Your Ref: 116474/OO/2017

Dear Jennifer

Application No. 116474/OO/2017: Outline planning application for the erection of 57 dwellings, with all matters reserved except for access.
Addendum to submission

I write with respect to the above application which was validated on 21 June 2017. I note that the consultation period is coming to an end and I would welcome any initial comments you have in respect of the application.

To aid the Council's consideration of the application proposals, this letter is intended to be treated as a supplementary statement to be considered alongside the planning case submitted in support of the application.

The statement has been prepared in light of the approval of Application No. 115299/FO/2017 'Land North of Melland Road Sports Field' which was approved at planning committee in June 2017, following an Officer recommendation to grant. It is our view that the approval of this application presents significant implications in terms of how the principle of development under application 116474/OO/2017 'Land at Cringle Road' should be considered. Application 115299/FO/2017 sets a clear precedent in terms of the Council's interpretation of policy and the status of certain documents. I have outlined below the key points which we believe reinforce our planning case that the principle of development on the site is acceptable.

Status of the Site

Page 10 of committee report 115299/FO/2017 (hereafter referred to as the 'committee report') states that: "Embedded in the Core Strategy is the City Council's Open Space, Sport and Recreation Study".

Page 14, of the committee report, where discussing the principle of development, states that: "Although the site is identified as outdoor sports facilities in the Council's Open Space, Sport and Recreation Study, it is considered that this allocation is a general one for the whole of Mellands Playing Fields, which is not appropriate for the application site…"

In terms of the Cringle Road site, as set out in our Planning Statement the application site is not included in the City Council's Open Space, Sport and Recreation Study as an area of open

space. Whilst the site is covered by saved UDP Policy LL3 this is intended "to safeguard the amenity of valuable **open space"** (as specified in the policy reason for LL3). Therefore in a similar vein to the assessment noted above it can only be concluded that the allocation under Policy LL3 is a general one for the whole of this wider area, which is not appropriate for the application site given it is not included in the City Council's Open Space, Sport and Recreation Study which is 'embedded in the Core Strategy'. We would contend that given the fact that the site is not identified in the Open Space, Sport and Recreation Study there is in fact a clearer case for the site at Cringle Road not to be considered as Open Space.

We have also outlined in detail in our Planning Statement, how Saved UDP Policy LL3 can be considered to be out of date and why the presumption in favour of sustainable development should therefore apply.

Accessibility

Page 14 of the committee report (Principle of Development) goes on to examine the accessibility of the Melland Road site and notes that it is not easily accessible from adjoining streets and is generally accessed from the playing fields.

In terms of the site at Cringle Road, the key point to note here is that the site is not freely accessible to the public at all and never has been. The site currently operates as a small Animal Farm which commands an entry fee to visit and the farm is only open to visitors for a limited number of hours in the summer. A full description of the current operation and the accessibility of the site is provided in our Planning Statement. Furthermore we have previously provided a letter from the current occupier explaining that the current use of the site as an Animal Farm has occurred since the early 1980s. The letter also evidences the lack of public accessibility to the site. We would be happy to provide this correspondence again if this is of assistance.

It is therefore submitted that the current use and private ownership of the site is such that it does not offer any significant possibilities for recreational usage.

Our Planning Statement also points out there is an abundance of Open Space provision within the local area including the adjacent Highfield Country Park, Cringle Park and Meadows Road Park which are all within walking distance of the application site.

Principle of Development

In light of the above factors we therefore feel that the same conclusions can be reached in terms of the 'principle of development' as that expressed in the committee report for the Melland Road site which states:

"It is therefore considered that the site currently provides very limited benefit to the general public and the local community, and that its loss is therefore justifiable in view of the wider regeneration benefits that will occur if the land is used to provide much needed new housing for local people in the area."

In terms of the principle of development for the site at Cringle Road, we would contend that: *the site currently provides no benefits to the general public and the local community and that its*

redevelopment is therefore entirely justifiable in view of the wider regeneration benefits that will occur if the land is used to provide much needed new housing for local people in the area.

To conclude, we maintain that there is a clear 'path' from a planning policy perspective to justify the principle of development which is based on up to date evidence and reasoned judgement. We therefore hope that the Council follow this path and we look forward to working with you in taking this forward to a positive determination. Should you have any questions, please don't hesitate to get in contact.

Yours sincerely



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