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NORTHERN GROUP DEVELOPMENTS LIMITED

STATION ROAD, REDDISH

OPEN SPACE ASSESSMENT

JULY 2025

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NORTHERN GROUP DEVELOPMENTS LIMITED

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OPEN SPACE ASSESSMENT

JULY 2025

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APPENDICES

OPEN SPACE ASSESSMENT SITE CHECKLIST & PHOTOGRAPHS

DRAWING NO.	TITLE	SCALE
PR1889-HFR-XX-ZZ-DR-A-9000	Site Location Plan	1:1000 @ A1

1 INTRODUCTION

1.1 Assessment Objectives

- 1.1.1 This Open Space Assessment (OSA) has been prepared by Wardell Armstrong LLP ('WA', now SLR) on behalf of Northern Group Developments Limited ('the Applicant') to support a full planning application for a residential development on land at Station Road, Reddish, Stockport SK5 6ND (the 'Site').
- 1.1.2 The proposals seek to deliver up to 200 residential dwellings with associated internal roads, driveways, and car parking, along with new vehicular, pedestrian and cycle links through the Site, and new landscaping including play areas, lakeside paths, fishing piers, and native woodland, hedgerow and wildflower planting (as shown on drawing nos. PR1889-HFR-XX-ZZ-DR-A-9002 'Proposed Site Plan', PR1889-HFR-XX-ZZ-DR-A-9003 'Proposed Site Plan – Western & Central Parcel', PR1889-HFR-XX-ZZ-DR-A-9004 'Proposed Site Plan – Central Parcel', PR1889-HFR-XX-ZZ-DR-A-9005 'Proposed Site Plan – Eastern Parcel', and AT.25.12596.100 Rev. R03 'Landscape Masterplan').
- 1.1.3 The Site comprises approximately 4.75 hectares (ha) and covers two local authority areas: Stockport Metropolitan Borough Council (SMBC) and Manchester City Council (MCC). As Local Planning Authority (LPA), both Councils require the submission of an OSA in cases where a site which is subject to a planning application contains open space which is to be lost through development. The OSA must contain an audit of existing open space versus proposed open space and should refer to relevant sections of the National Planning Policy Framework (NPPF).
- 1.1.4 This OSA therefore considers the quantity and distribution of open space in the area around Station Road to evaluate the potential policy impact of the proposed development. The assessment will provide the following:
- An overview of the current Site and its context;
 - An assessment of Local and National Planning Policy and Guidance in relation to the development of open space;
 - An assessment of existing supply of a number of typologies of open space in the Site study area;
 - An assessment of the implications of the loss of open space in terms of quantity and accessibility (including mitigation); and
 - Conclusions.

1.1.5 This OSA should be read in conjunction with the Planning Statement prepared by Eden Planning and which is submitted alongside the planning application. The Planning Statement provides an overview of the proposals, and assesses them in full against the wider suite of planning policies and guidance identified as being relevant to the determination of the application.

1.2 Planning Policy Context

1.2.1 As noted in paragraph 1.1.3, the Site straddles the municipal boundaries of SMBC and MCC. The key evidence base documents within SMBC are the 'Stockport Borough Council Open Space Assessment Report' (SCOSAR) and accompanying 'Open Space Standards Paper' (SCOSSP), which were prepared by Knight, Kavanagh and Page on behalf of Stockport Council in August 2017 as part of the evidence base for local planning policy.

1.2.2 The Assessment Report provides detail with regard to the existing provision of open space in the Stockport area, assessing its condition, distribution and overall quality; while the Standards Paper identifies deficiencies and surpluses in existing and future open space provision.

1.2.3 Within MCC, a 'City Wide Open Spaces, Sport and Recreation Study' (CWOSSRS) was undertaken by MCC in 2009 and currently forms the most up-to-date assessment of provision of all typologies of open space within the local authority area.

1.2.4 The work undertaken in this assessment has informed the current Development Plan, which includes the Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039 (adopted in March 2024) and the Manchester Core Strategy 2012-2027 (adopted in July 2012 and updated in March 2024) as the principal Development Plan documents.

1.2.5 Although dated the 2009 CWOSSRS remains the principal MCC evidence base document for the purposes of this report, noting that its preparation pre-dates the introduction of the NPPF.

1.2.6 The definition of 'open space' provided within Annex 2: Glossary of the NPPF is: *"All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity"*.

1.2.7 The SMBC and MCC Open Space evidence documents evaluate the following typologies of open space:

- Parks and gardens
- Natural and semi-natural open space
- Amenity greenspace
- Provision for children and young people
- Outdoor sport facilities
- Allotments and community gardens
- Green corridors
- Churchyards and cemeteries

1.2.8 The definitions utilised in the SCOSAR and CWOSSRS are in broad accordance with the overarching NPPF description and are therefore considered compliant with the current policy context.

2 SITE DESCRIPTION

2.1 Location

- 2.1.1 The Site is located off Station Road, Reddish, Stockport SK5 6ND with an approximate central grid reference of 388901 E, 39493 N. The Site location is shown on drawing no. PR1889-HFR-XX-ZZ-DR-A-9000 and within Figure 1.



Figure 1: The Site (edged in red) and surrounding context (WA, 2025)

- 2.1.2 The Site largely comprises vacant scrubland and features large clusters of mature trees. There are also two sizeable water bodies within the Site; one within the eastern part of the Site, and another within the western extent. It is understood that the Site is currently used as an amenity area for local residents but has been subject to regular fly tipping in recent years.
- 2.1.3 For the purposes of this OSA, the Site is divided into three distinct areas as shown in drawing no. PR1889-HFR-XX-ZZ-DR-A-9000 'Site Location Plan':
- The Eastern Parcel, which features an unnamed mill pond, areas of woodland and marshland, as well as various bushes and shrubs;

- The Central Parcel, containing a mill pond known locally as the 'Secret Lake', and surrounded by marshland, bushes, and shrubs;
- The Western Parcel, consisting primarily of rough vegetation.

2.1.4 A public footpath and cycle route (the Fallowfield Loop), which follows the alignment of a former railway line, separates the Eastern and Central Parcels as it runs north to south through the site. The 'Fallowfield Loop' is part of a National Cycle Network (NCN) route (route 60) running between Watford and Windermere.

2.1.5 In terms of surrounding land uses, the Eastern Parcel is bordered to the north by an industrial estate, to the south by playing fields, and to the east by residential development. The Central Parcel is bounded to the north by residential properties and playing fields, to the south by more residential development, and to the west by an industrial estate. The Western Parcel is bordered to the south and west by industrial units and to the east by residential development.

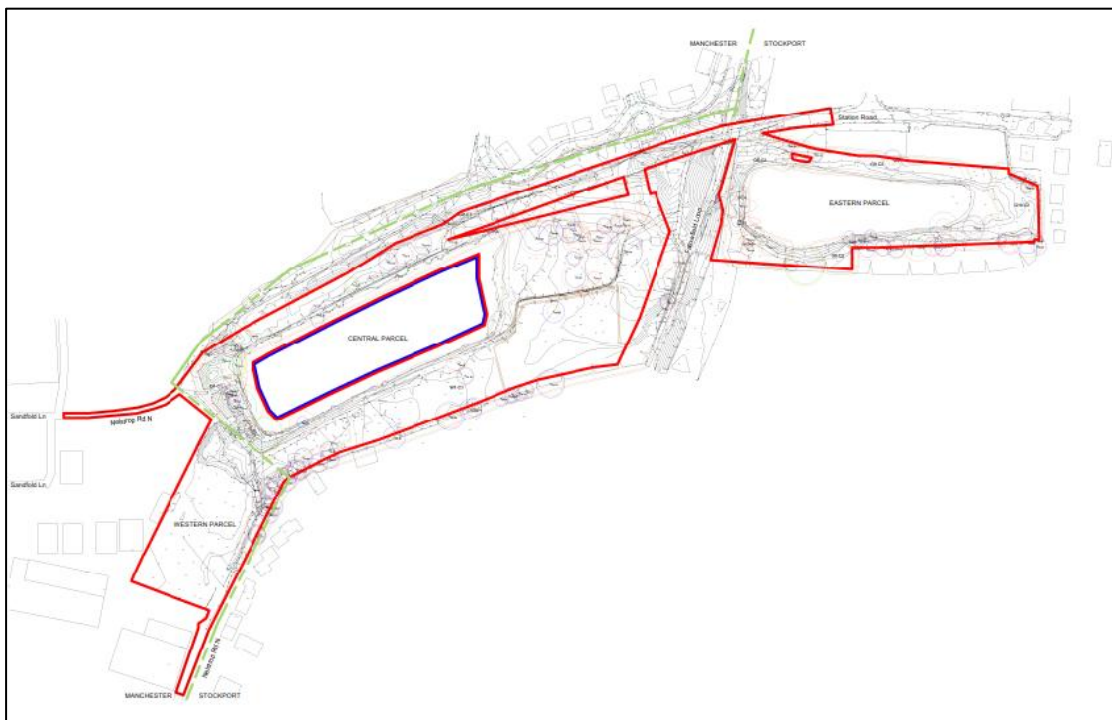


Figure 2: Extract from drawing no. PR1889-HFR-XX-ZZ-DR-A-9000 Site Location Plan showing the Eastern, Central and Western Parcels of the Site (Fletcher Rae, 2025)

2.2 Site History and Usage

2.2.1 Historic mapping covering the period 1848 to 2025 shows that the Site has historically consisted of two main waterbodies: one in the west and another in the east. These two waterbodies formed part of a group of manmade 'reservoirs' which extended along Station Road and Sandfold Lane providing water to nearby mills and industrial buildings. The surrounding land is generally shown as being unused in historic mapping, and has since become overgrown with dense vegetation.

- 2.2.2 The Site has primarily served recreational purposes throughout this time, including use as a fishing lake and featuring the presence of allotments between 1957 and 2001. More recently, although the Site is in private ownership with no formal public access, it has been used as amenity space by local residents.
- 2.2.3 However, as private land the Site is not formally maintained as public amenity space and has fallen in to a state of dereliction, being subject to fly-tipping, dog mess, and other forms of anti-social behaviour. Similarly, there are currently no facilities such as dog / litter bins or lighting, further detracting from the overall quality of the Site as amenity space. See the Site condition survey and accompanying photographs at Appendix 1 for further details.
- 2.2.4 A review of SMBC's and MCC's Planning Public Access pages shows a number of historic planning applications relating to the Site, as shown in Table 1:

Table 1: Site Planning History

LPA / Application ref.	Address	Description of Development	Decision / Decision Date
SMBC J/54945	Western Reservoir, South of Sandfold Lane, Reddish	Residential Development with Access from Walton Hall Drive	Granted 24 Sep 1996
SMBC J/31066	Sandfold Reservoir, Sandfold Lane. North Reddish	Infilling of part of reservoir to form picnic area and wild flower meadow	Granted 19 Oct 1984
MCC 048742/FO/CENTL3/95	Vacant land at Nelstrop Road / Sandfold Lane, Levenshulme	Change of use of vacant land to create 5 builder's yards and erection of a 2.5-metre-high concrete fencing with access from Sandfold Lane	Granted 1 May 1996
MCC 037820	Site at Sandford Lane / Nelstrop Road, Levenshulme	Outline application for industrial development	Refused 31 Jan 1991
MCC 028535	Vacant Land, Nelstrop Road, Levenshulme	Erection of an animal sanctuary for the housing of sick and injured animals, including kennels, cattery, surgery, office, and private residence	Granted 28 May 1987

2.3 Local Plan Designations

2.3.1 As noted in paragraph 1.1.3, the Site covers two local authority areas: Stockport Metropolitan Borough Council (SMBC) and Manchester City Council (MCC) (Figure 3).

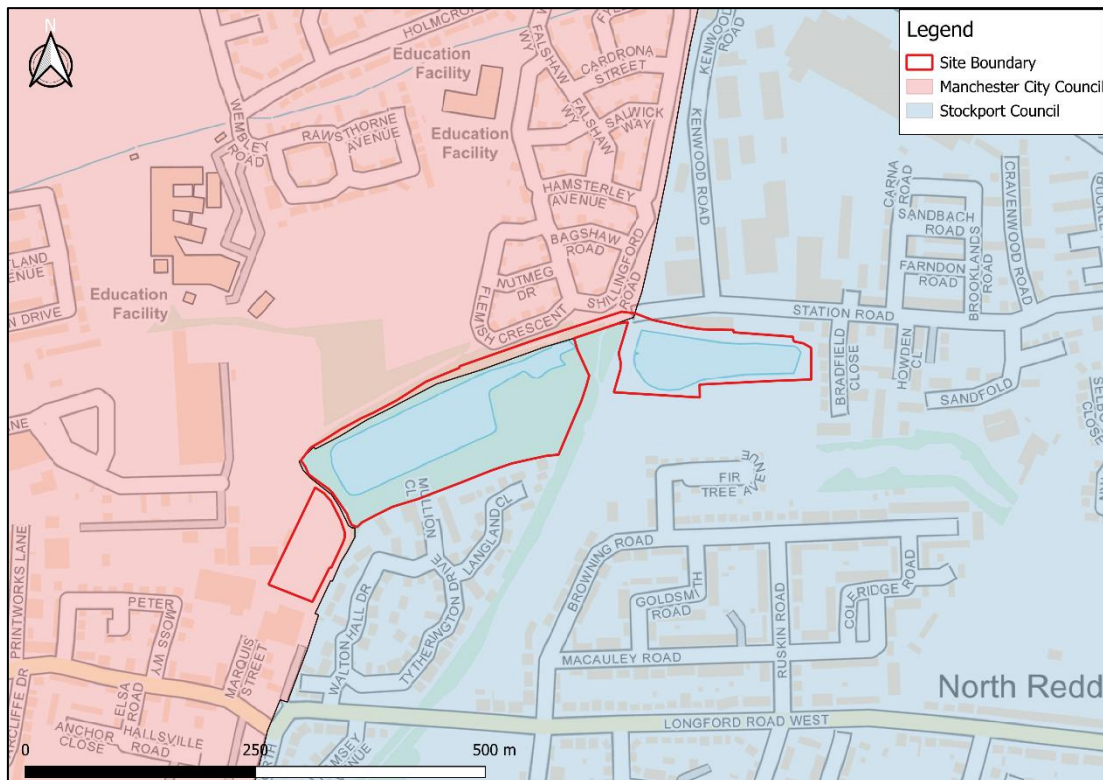


Figure 3: The Site shown with local authority boundaries (WA, 2024)

2.3.2 The Site is designated within SMBC's Planning Proposals Map as 'Local Open Space' (shown in Figure 4) and is also designated in part as 'Green Chain' land (shown in Figure 5).

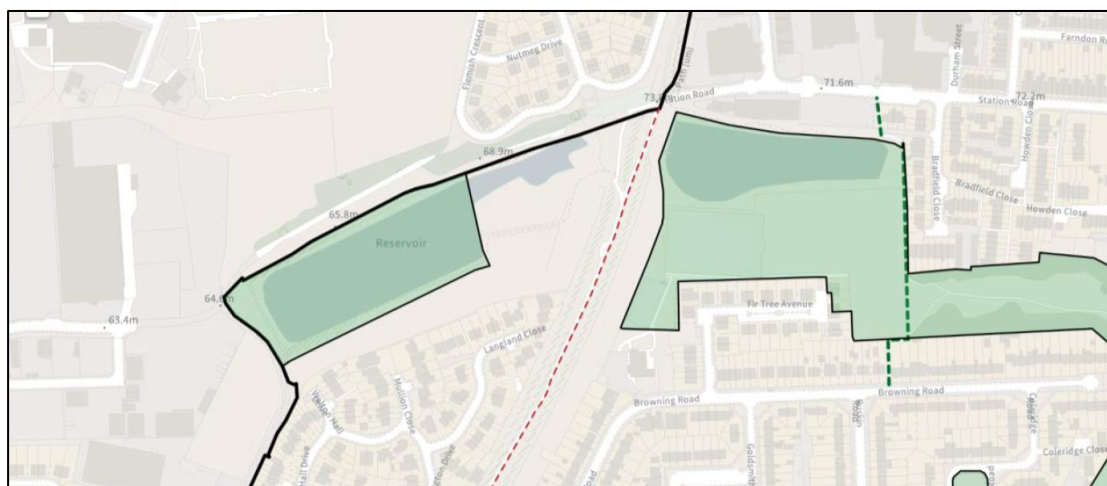


Figure 4: The Site's 'Local Open Space' designation as shown on SMBC's Planning Proposals Map (SMBC, 2021)

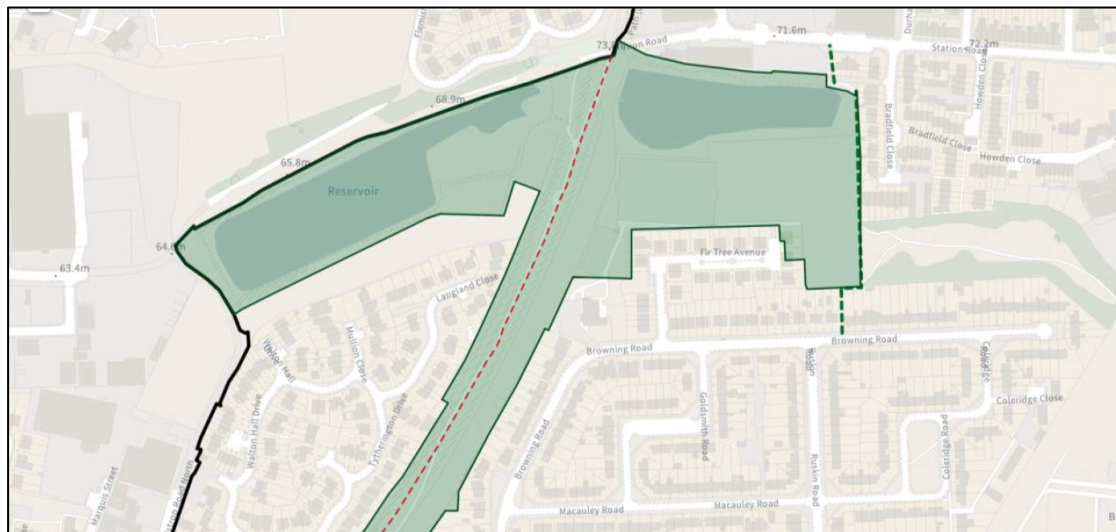


**Figure 5: The Site's partial 'Green Chain' designation
as shown on SMBC's Planning Proposals Map (SMBC, 2021)**

2.3.3 The part of the Site lying within MCC's boundaries is not classified as any Open Space typology shown within the CWOSSRS, although it is identified within MCC's Planning Proposals map as forming part of the 'Central Manchester' regeneration area.

2.4 Previous pre-application advice

2.4.1 In 2024 Iceni submitted a request to SMBC for pre-application advice in connection with the *"Proposed redevelopment of the site to include:-Erection of new residential development (138 units). Restoration of one of the water bodies. Creation of new vehicular, pedestrian and cycle links through the site. Site wide landscaping including lakeside paths, seating areas, fishing huts and piers"*.

2.4.2 The response provided by SMBC identified that the Site is designated within the Development Plan as Local Open Space, and in part as Green Chain land.

2.4.3 The officer at SMBC provided the following comments on the loss of Local Open Space:

"The development would involve the complete loss of one site designated as Local Open Space [LOS] under Saved UDP Policy UOS1.3, although it is noted that the western of the two areas us to be retained and it would appear that improvements to it are proposed.

"Subject to assessment against other matters, that element of the scheme would be welcomed. In terms of the proposed loss of the eastern area of LOS. Any application should contain supporting information to justify its loss and to set out how it meets the requirements of Policy UOS.3 and national policy in the NPPF at paragraph 103."

2.4.4 SMBC's pre-application advice also highlighted the following regarding the provision of new open space:

"In terms of the provision of Open Space and Children's play, at this stage, there does not appear to be any detailed information in relation to the provision of LAPs [Local Areas for Play], LEAPs [Local Equipped Areas for Play] or NEAPs [Neighbourhood Equipped Areas for Play] at the site, nor is there a breakdown of hour-type/sizes such that it would be possible to confirm what the open space requirements would be for this development.

"Therefore, the applicant is directed to the relevant SPD at Open Space Provision and Commuted Payments SPD and the Council's spreadsheet calculator.

"Any application would need to set out detailed plans of the proposed on site play areas to ascertain the equipment being put in and a supporting statement that sets out how it will be maintained, both of which would need to follow guidance in the Council's Open Space Provision and Commuted Sum Payments SPD."

2.5 **Site Open Space Typologies**

2.5.1 WA undertook a site visit in May 2025, and carried out a survey to determine the Site's current condition and features present. Photographs from this survey are included in at Appendix 1 of this report with an accompanying checklist featuring criteria against which the Site was assessed as Open Space.

2.5.2 In summary, it is evident that the Site attributes support a typology of amenity greenspace for the purposes of this report. Notable aspects include the opportunity for informal recreation and provision of greenspace near housing, while providing access to nature. As noted at paragraph 2.2.3, the Site has no formal recreation provision or facilities of any sort.

2.5.3 The NPPF defines the qualities of open space within Annex 2: Glossary:

"All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity".

2.5.4 As identified at paragraph 1.2.8, the SCOSAR and CWOSSR both consider a number of typologies within the broad definition of open space.

2.5.5 Paragraph 2.2.2 notes that the Site's recent usage has been predominantly related to informal recreational and leisure activities, indicating that it provides amenity green space as defined by the SCOSAR and CWOSSR:

SCOSAR definition:

“Sites offering opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas. It includes informal recreation spaces, housing green spaces, village greens and other incidental space.”

CWOSSRS definition:

“Amenity green space is most commonly found in residential areas. It includes informal recreation spaces and green spaces in and around housing. It fulfils a primary purpose of providing opportunities for informal activities close to home or work. Amenity green space is also often used for landscaping purposes”.

- 2.5.6 The Site’s qualities in terms of providing access to natural and semi-natural open space have also been considered in relation to the relevant the SCOSAR and CWOSSR definitions:

SCOSAR definition:

“Sites offering wildlife conservation, biodiversity and environmental education and awareness. Includes urban woodland and beaches, where appropriate.”

CWOSSRS definition:

“This type of open space includes woodlands, urban forestry, scrubland, grasslands (e.g. downlands, commons, meadows), wetlands, nature reserves and wastelands. Natural and semi natural open spaces play an important role in wildlife conservation and biodiversity as well as providing opportunities for informal recreation. Natural and semi natural open space can frequently be found within other open space types, particularly in parks within Manchester. This serves to highlight the overlap between typologies as well as the multi functionality of open spaces.”

- 2.5.7 Finally, SMBC’s pre-application advice regarding the potential provision of LAPs, LEAPs or NEAPs has also been taken into account within this OSA, and therefore the following open space typologies have been assessed in relation to the Site, along with the Site’s designations within SMBC’s Planning Proposals Map as they relate to the open space typologies included within the SCOSAR and CWOSSRS:

- Amenity greenspace
- Natural and semi-natural open space
- Provision for children and young people

3 PLANNING POLICY

3.1 Local Planning Policy

- 3.1.1 Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations.
- 3.1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be taken in accordance with the Development Plan unless material considerations indicate otherwise.

Stockport Metropolitan Borough Council

Development Plan

- 3.1.3 The majority of the Site is located within SMBC's administrative boundary. The SMBC Development Plan comprises:
- The Core Strategy Development Plan Document (DPD) (adopted March 2011): this document guides development within Stockport from 2011 to 2026;
 - Saved policies from the Unitary Development Plan (UPD) (adopted May 2006);
 - The Greater Manchester Waste Plan (adopted April 2012); and
 - The Greater Manchester Minerals Plan (adopted April 2013).
- 3.1.4 These policy documents should be read in conjunction with SMBC's Open Space Provision and Commuted Sum Payments Supplementary Planning Document (SPD) (adopted September 2019) which was prepared to provide additional guidance for the relevant policies within the Core Strategy DPD and saved UDP policies, in order to explain the operation of Core Strategy Policy SIE2 – Provision of Recreation and Amenity Open Space in New Development; Development Management Policy SIE-1 – Quality Places; and Core Policy CS8 – Safeguarding and improving the Environment.
- 3.1.5 The specific SMBC Development Plan objectives and policies of relevance to this OSA are as follows:

Core Strategy Objective 5 'Safeguard and Improve the Borough's Environment'

Core Strategy Objective 5 aims to achieve this by:

- Providing green infrastructure, civic spaces and public realm that are well designed, safe and accessible, sufficient to satisfy the recreational, leisure, health and amenity requirements of the population, which can adapt to the needs of and which help mitigate the impacts of climate change and which improve health; and

- Providing and maintaining high quality open spaces and recreation facilities commensurate with the needs of the borough's population.

Core Policy CS8 Safeguarding and Improving the Environment

This policy sets out the overarching strategy for achieving development that is to a high standard, sustainable, attractive, safe, and supports an accessible built and natural environment. Core Policy CS8 outlines how high quality design which promotes a sense of place is of importance throughout the borough and should be an integral part of all development proposals.

Development that compromises Strategic and Local Open Space will not be supported generally. However, in certain cases, development may be allowed if it supports the creation of sustainable communities. Any such development must be highly sustainable and sensitive to the local environment.

In addition there may be circumstances where satisfying overriding community needs such as affordable / social housing may justify loss of open space.

Development Management Policy SIE-1 – Quality Places

This sets out that development that is designed and landscaped to the highest contemporary standard paying high regard to the build and/or natural environment within which it is sites will be given positive consideration.

Development Management Policy SIE-2 – Provision of Recreation and Amenity Open Space in New Developments

The requirements from this Policy are for residential development schemes to contribute towards the provision of open space for formal recreation and children's play, to serve future occupants. This policy is based on the Fields in Trust (FiT) Standard in meeting the Borough's open space needs.

In order to meet the FiT Standard, Stockport Council must provide 2.4 ha (24,000 sq.m.) of open space provision per 1,000 population, of which 0.7ha (7,000 sq.m.) should be for children's play and casual recreation, along with 1.7 ha (17,000 sq.m.) for formal recreational space.

As much of the open space as possible should be incorporated within or adjacent to the new development, and play provision should incorporate facilities based on the hierarchy set out within Table 2.

Table 2: SMBC Development Management Policy SIE-2 Play Area Facility Standards

Facility (Type)	Time	Walking Distance	Straight line Distance	Activity Zone	Total (Including Buffer)	Nearest House (Property Boundary)	Characteristics	Population (approx.)
LAP (Local Area for Play)	1 min	100m	60m	100m ²	400m ²	5m from Activity Zone	Small, low-key games area (may include 'demonstrative' play features)	50
LEAP (Local Equipped Area for Play)	5 min	400m	240m	400m ²	3600m ²	20m from Activity Zone	About 5 types of equipment. Small Games Area	510
NEAP (Neighbourhood Equipped Area for Play)	15 min	1,000m	600m	1,000m ²	8,500m ²	30m from Activity Zone	About 8 types of equipment. Kickabout and cycle play opportunities	1,210

3.1.6 The following Saved UDP policies are also considered to be relevant to this OSA:

L1.2 Children's Play

In considering development proposals the Council will take account of children's play needs and will require, where appropriate, the provision of suitable and accessible space and facilities to meet these needs.

NE3.1 Protection and Enhancement of Green Chains

Development that would harm the wildlife or recreational value of Green Chains (as shown on the Proposals Map) will not be permitted. The Council will promote and support initiatives to enhance connectivity and habitat quality within and between these Green Chains and, where appropriate, will seek to secure such enhancements through the development control process.

UOS1.3 Protection of Local Open Space

Development within areas designated as Local Open Space will not be permitted unless:

1. The development is clearly required for the outdoor recreational use of the land, or is otherwise suitable in maintaining its open character, and it

demonstrably enhances the overall quality of Local Open Space provision in the area;

2. It can be shown that there is sufficient open space in the local area, and the loss of the site would not negatively impact the well-being of the local community or the character and amenity of the area; or
3. Any open space lost due to the development is replaced with new open space of equal or greater size, quality, functionality, and visual appeal, and located in a place that is at least as accessible to both current and future users.

3.1.7 As noted at paragraph 2.3.1, SMBC's Planning Proposals Map identifies the Site as 'Local Open Space' and partially as 'Green Chain' land.

Stockport Open Space Assessment and Standards Paper 2017

3.1.8 The SCOSAR and accompanying SCOSSP identify a number of different typologies of Open Space as set out within Table 3:

Table 3: SCOSAR / SCOSSP Open Space Typologies

Typology	Primary purpose	Size threshold
Parks and gardens	Accessible, high quality opportunities for informal recreation and community events.	n/a
Natural and semi-natural open spaces	Wildlife conservation, biodiversity and environmental education and awareness. Includes urban woodland and beaches, where appropriate	0.2 hectares
Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.	0.2 hectares
Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, MUGAs, skateboard areas and teenage shelters.	n/a
Allotments	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.	n/a
Green corridors	Walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration.	n/a

Typology	Primary purpose	Size threshold
Cemeteries, disused churchyards and other burial grounds	Quiet Contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity.	n/a
Outdoor Sports facilities	Participation in outdoor sports, such as pitch sports, tennis, bowls and athletics	n/a
Civic/market squares and other hard surfaced areas designed for pedestrians including the promenade	Providing a setting for civic buildings, public demonstrations and community events.	n/a

Manchester City Council

Development Plan

3.1.9 The Western Parcel of the Site is located within MCC's municipal boundaries, and therefore MCC's local planning policies are also considered. MCC's Development Plan comprises:

- The Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039 (adopted in March 2024);
- The Manchester Core Strategy (CS) 2012-2027 (adopted July 2012 and updated March 2024);
- Saved Policies from the Revised Manchester Council Unitary Development Plan (UDP) (adopted July 1995);
- The Greater Manchester Waste Plan (adopted April 2012); and
- The Greater Manchester Minerals Plan (adopted April 2013).

3.1.10 The following MCC Development Plan policies are considered relevant to this OSA:

CS Policy EN 10 – Safeguarding Open Space and Recreation Facilities

CS Policy EN10 states that development proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- *Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or*
- *the site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and*
 - *it could not fulfil other unsatisfied open space, sport or recreation needs, and*
 - *a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area; or*
- *the development will be ancillary to the open space, sport or recreation facility and complement the use or character.*

CS Policy EN 12 – Area priorities for Open Space, Sport and Recreation

CS Policy EN 12 sets out area priorities for open space, sport and recreation and describes the priorities for open space, sport, and recreation in different parts of the City as set out in the CWOSSRS. For the East area, within which the Site lies, the priority is to enhance existing facilities and provide new spaces and facilities in accessible locations.

Manchester City Wide Open Spaces, Sport and Recreation Study

3.1.11 The CWOSSRS assesses the following typologies of Open Space as set out within Table 4:

Table 4: CWOSSRS Typologies of Open Space, Sport and Recreation Facilities

Type	Definition	Primary Purpose
City parks	Large, regionally significant facilities that contain a variety of facilities and may include other types of open space within them. E.g., Heaton Park, Wythenshawe Park.	Informal recreation Community events
Neighbourhood / local parks	Urban parks and formal gardens serving the local community. Usually smaller than city parks and may include other types of open space. E.g., Didsbury Park.	Informal recreation Community events

Type	Definition	Primary Purpose
Natural and semi-natural green spaces	Publicly accessible woodlands, urban forestry, scrub, grasslands, wetlands, and wastelands. E.g., Medlock Valley.	Wildlife conservation Biodiversity Environmental education & awareness
Amenity green space	Typically found in housing areas; includes informal recreation spaces and village greens.	Informal activities close to home or work Children's play Enhancement of residential or other areas
Provision for children	Areas primarily designed for play and social interaction involving children under 12, specifically equipped play facilities.	Children's play
Provision for young people	Areas designed for play and social interaction for those aged 12 and above, such as teenage shelters, skate parks, BMX tracks, and MUGAs.	Activities or meeting places for young people
Outdoor sports facilities	Natural or artificial surfaces used for sport and recreation, including school playing fields.	Facilities for formal sports participation
Allotments	Spaces for people to grow produce, promoting sustainability, health, and social inclusion. May include urban farms.	Growing vegetables, fruit, and flowers
Cemeteries & churchyards	Includes cemeteries, disused churchyards, and other burial grounds.	Burial of the dead Quiet contemplation
Green corridors	Towpaths, riverbanks, cycleways, rights of way, and disused railway lines.	Walking, cycling, horse riding Leisure or travel Wildlife migration opportunities
Civic spaces	Hard-surfaced areas in town or city centres. E.g., Albert Square.	Community events Setting for civic buildings

3.2 National Planning Policy

National Planning Policy Framework (NPPF)

- 3.2.1 For the purpose of this OSA, the Site is recognised as being identified as 'Local Open Space' within SMBC's adopted Development Plan, and as having amenity greenspace features. The NPPF provides specific guidance on the importance of open space, and how it should be considered as part of the development process.
- 3.2.2 Paragraph 8(b) identifies that open space is important in creating social sustainability and addressing current and future needs within communities, as well as supporting communities' health, social and cultural well-being. This is further echoed at paragraph 98(a) of the NPPF within Chapter 8 (Promoting healthy and safe communities), which states that planning policies and decisions should plan positively for the provision and use of community facilities such as open space.
- 3.2.3 It is, however, inevitable that pressure to accommodate sustainable development within settlement boundaries means that open spaces must be reviewed to assess whether they would be better suited to accommodate development proposals. The NPPF recognises this and details mechanisms through which alternative uses may be found to be suitable. Paragraph 104 is of specific note and states:

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 - b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity or quality in a suitable location; or*
 - c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current and former use.*
- 3.2.4 Of further relevance to this OSA is the requirement for Local Plans and the policies contained within to be based on up-to-date evidence, and to be in accordance with national planning policy. This consideration applies to open space provision as per any other policy, with paragraph 103 of the NPPF identifying that:

Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative and qualitative deficits or surpluses) and opportunities for new provision.

- 3.2.5 It is therefore clear that the NPPF places significant weight on the role that open space and associated facilities play in the sustainability of communities. However, it is equally clear that there is recognition that pressure to accommodate sustainable development may require open space uses to be reviewed where overall need is being met in the local area, and alternative uses would be better aligned with strategic local priorities.

Planning Practice Guidance (PPG)

- 3.2.6 PPG provides further guidance on how open space should be considered within the planning and development process. The relevant PPG section ('Open space, sports and recreation facilities, public rights of way and local green space') was published in March 2014, and on this basis SMBC's planning policy and guidance on open space can be considered to be up-to-date.
- 3.2.7 As MCC's CWOSSRS was published in 2009, it pre-dates the NPPF and will have been informed by PPG17: Planning for Open Space, Sport and Recreation. This superseded guidance describes the role of the planning system in assessing opportunities and needs for sport and recreation provision and safeguarding open space with recreational value, and was adopted in 2002.
- 3.2.8 It could therefore be asserted that the 2009 CWOSSRS is not fully up-to-date. However, we consider that the general approach to quantifying amenity space adopted in the assessment remains broadly relevant, although it is necessary to update the spatial data previously assessed to reflect additional potential amenity green space delivered in the intervening period, and to consider the implications of developing identified open spaces in the current context.

4 EXISTING SUPPLY OF OPEN SPACE

4.1 Natural and Semi-Natural Open Space Standards

- 4.1.1 Section 5 of both the SCOSAR and CWOSSRS provides an overall definition of natural and semi-natural open space. Within the SCOSAR, a site threshold size of 0.2ha is identified for this typology, as this assessment considers that sites smaller than 0.2ha are likely to be of less or only limited recreational value to residents. The CWOSSRS identifies the smallest parcel of natural and semi-natural open space in East Manchester as being 0.22ha.
- 4.1.2 As noted within paragraph 2.5.6, the SCOSAR identifies that the natural and semi-natural open space typology can include woodland (coniferous, deciduous, mixed) and scrub, grassland (e.g. down-land, meadow), heath or moor, wetlands (e.g. marsh, fen), wastelands (including disturbed ground), and bare rock habitats (e.g. cliffs, quarries, pits) and commons. Natural and semi-natural open space sites are often associated with providing wildlife conservation, biodiversity and environmental education and awareness.
- 4.1.3 The CWOSSRS also identifies that natural and semi-natural open space can be frequently found within other open space types, particularly parks and serves to highlight the overlap between typologies as well as the multi functionality of open spaces.

4.2 Amenity Greenspace Standards

- 4.2.1 Section 6 of both the SCOSAR and CWOSSRS provides the overall definition for amenity greenspace. Although there is no overt identification of the smallest land area which can be considered 'amenity greenspace' within local or national guidance documents, the SCOSAR identifies that the smallest amenity greenspace site in Stockport is 0.16ha, with the CWOSSRS identifying the smallest amenity greenspace site in East Manchester as measuring 0.07ha.
- 4.2.2 The chief qualities for amenity green space identified by both the CWOSSRS and SCOSAR include the following:
- Proximity to residential development and accessibility
 - Informal recreation and greenspaces
 - Affords the opportunity for informal recreation activities
 - Provides elements of visual amenity and landscaping

4.2.3 Amenity green spaces are typically less formal than equipped open space areas such as parks and sports facilities, while they are more closely managed than semi-natural green spaces. It is these definitions and standards which have been applied for the purposes of this assessment in order to ensure an accurate comparison can be made.

4.3 **Provision for Children and Young People Standards**

4.3.1 Section 7 of both the SCOSAR and CWOSSRS provides the overall definition of provision for children and young people, which identifies that this includes areas designated primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, skateboard areas and teenage shelters.

4.3.2 Provision for children is defined within the SCOSAR as being sites consisting of formally equipped play facilities typically associated with play areas, perceived mainly for children under 12 years of age. Alternatively provision for young people can include equipped sites that provide more robust equipment catering to older age ranges.

4.3.3 The CWOSSRS refers to the statement within PPG17 that the broad objective of the provision for children and young people is to ensure that they have opportunities to interact with their peers and learn social and movement skills within their home environment.

4.3.4 Both the SCOSAR and the CWOSSRS include the three distinct types of play facilities identified by Fields in Trust:

- Local Areas of Play (LAPs)
- Local Equipped Areas of Play (LEAPs)
- Neighbourhood Equipped Areas of Play (NEAPs)

4.4 **Green Corridors Standards**

4.4.1 The Site's designation in part as 'Green Chain' land within SMBC's Planning Proposals Map prompted consideration of the Green Corridors open space typology. However, local quantity and accessibility standards for Green Corridors are not identified within the CWOSSRS prepared by MCC, and accessibility standards are not set within the SCOSAR prepared by SMBC.

4.4.2 Therefore, the parts of the Site and surrounding area which are identified as 'Green Chain' land by SMBC have been included within the amenity greenspace typology for the purposes of this OSA, on the basis that the relevant primary element is the Fallowfield Loop, which provides an environment to facilitate physical activity (including walking, cycling, and horseriding), in line with the SCOSAR and CWOSSRS definitions of amenity greenspace.

4.5 Quantity Assessment Methodology

- 4.5.1 To provide a robust up-to-date assessment, an appraisal has been undertaken of the current quantum of relevant open space typologies within the Site study area. Identified sites have been plotted on up-to-date OS base mapping for accuracy.

Accessibility and catchments

- 4.5.2 Both the SCOSAR and the CWOSSRS include 'effective catchments' for natural and semi-natural and amenity greenspace typologies, which represents the distance that would be typically be travelled to such sites by the majority of users.
- 4.5.3 Guidance on the appropriate walking distance and times for each typology is published by Fields In Trust (FIT) in its document *Beyond the Six Acre Standard* (2015), and form the basis of the accessibility standards in the SCOSAR And CWOSSRS. These guidelines are shown in Table 5:

Table 5: SMBC and MCC Open Space standards for walking distance and times

Local Planning Authority	Open Space type	Quantity	Walking distance	Time equivalent
SMBC	Natural and Semi-Natural Open Space	1.80 ha per 1000 population	720m	9 minutes (approx.)
SMBC	Amenity Greenspace	0.60 ha per 1000 population	480m	6 minutes (approx.)
SMBC	Provision for Children & Young People	0.25 ha per 1000 population	See Table 6	
MCC	Natural and Semi-Natural Open Space	1.86 ha per 1000 population	720m*	15 minutes*
MCC	Amenity Greenspace	0.40 ha per 1000 population	480m*	10 minutes*
MCC	Provision for Children	0.0265 ha per 1000 population	480m*	10 minutes*

Local Planning Authority	Open Space type	Quantity	Walking distance	Time equivalent
MCC	Provision for Young People	0.035 ha per 1000 population	720m*	15 minutes*

** MCC distances and walking times shown as set out within the CWOSSRS, noting the discrepancy between the distance / time equivalents as shown within the SCOSAR*

- 4.5.4 Additionally the SCOSAR provides FIT accessibility benchmark standards for children's play space (also referenced within SMBC Development Management Core Strategy Policy SIE-2), as set out within Table 6:

Table 6: SCOSAR accessibility standards for children's play space

Type of Space	Distance criteria (metres)	
	Walking distance	Straight line distance
LAP	100	60
LEAP	400	240
NEAP	1000	600

- 4.5.5 Appendix H of the CWOSSRS (which sets out MCC's Open Space accessibility standards) acknowledges that routes to open spaces are not straight-line distances but more complex. With this in mind, this OSA uses network-based catchments to assess accessibility, rather than traditional circular (Euclidean) radii. This method calculates the distance that can actually be travelled along the available roads, footpaths, and pedestrian routes.
- 4.5.6 This approach provides a more realistic picture of accessibility by accounting for:
- The layout and connectivity of the transport and path network
 - Physical barriers (e.g. railways, fences, rivers)
 - Urban form and walkability
- 4.5.7 Catchments were generated using network analysis tools in QGIS, measuring the distance travelled along the network rather than "as the crow flies". The resulting 'network' buffers represent areas reachable within a specified distance (e.g. 480 m or 720 m) based on walking routes, not straight-line distances.

4.5.8 The resulting network buffers are shown at Figure 6. Fixed-distance buffers are also shown for reference.

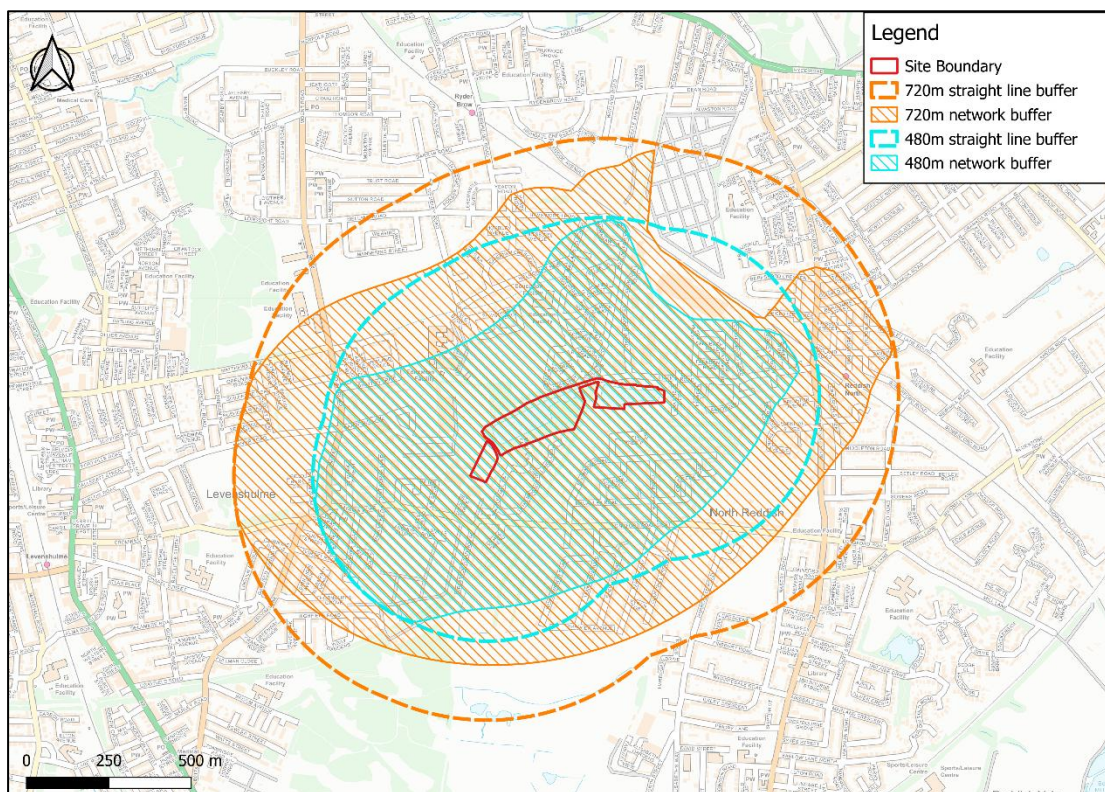


Figure 6: Open Space catchment areas for the Site

4.5.9 In assessing the current quantum of relevant open space typologies within the Site catchment areas, we have reviewed the open spaces included in the CWOSSRS and SCOSAR, and also assessed other open spaces not referred to within these documents, which have been identified through a desktop review utilising online mapping software. It should be noted that the Site is not included within the SCOSAR, despite its Local Open Space designation within SMBC Saved UDP policy.

4.5.10 The additional sites identified all meet the criteria noted within the NPPF. They also meet the size thresholds identified in the SCOSAR and CWOSSRS, i.e. no less than 0.02ha for amenity greenspace and no less than 0.07ha for natural and semi-natural open spaces.

4.5.11 Figure 7 illustrates the relevant sites identified within a 6 minute (480m) and 9 minute (720m) walking distance from the Site, and just beyond these catchment buffers.

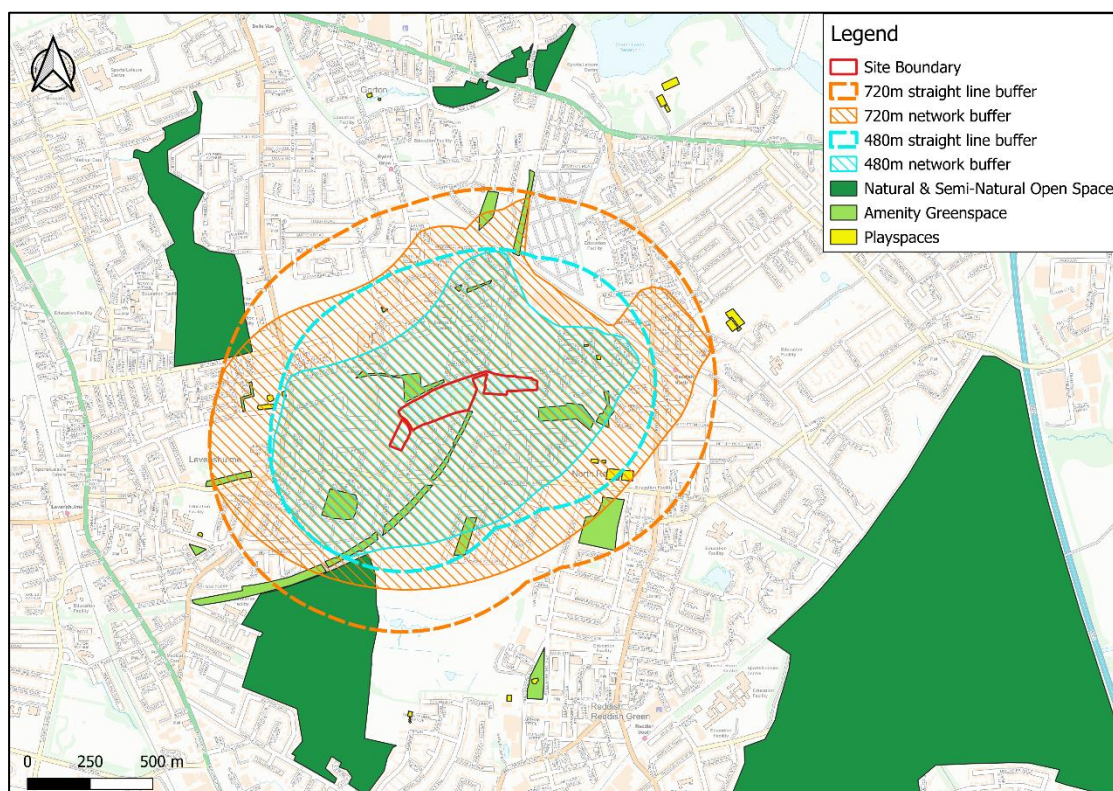


Figure 7: Relevant Open Space sites within the Site catchment areas and wider study area

Open Space provision baseline

4.5.12 The SCOSAR divides Stockport into seven analysis areas. The Site is located within the Heaton & Reddish area. Within the CWOSSRS, the Site is located within the East Manchester analysis area.

4.5.13 Table 7 shows the quantum identified in the SCOSAR and the CWOSSRS of existing provision of the relevant open space typologies at the time of both assessments:

Table 7: Open Space provision within SCOSAR and CWOSSRS for the Site study area

Open space type	Number of sites	Hectares (ha) (total)	Ha per 1000 population	Study standard (ha per 1,000 population)	Sufficiency / deficiency against Study standard
<i>Heaton & Reddish</i>					
Natural and semi-natural open space	3	31.84	3.20	1.80	1.40
Amenity green space	22	49.16	0.87	0.60	0.27
Children's play areas	20	0.80	0.01	0.25	-0.24

Open space type	Number of sites	Hectares (ha) (total)	Ha per 1000 population	Study standard (ha per 1,000 population)	Sufficiency / deficiency against Study standard
<i>East Manchester</i>					
Natural and semi-natural open space	30	130.46	1.80	1.86	-0.06
Amenity green space	119	56.60	0.78	0.40	0.38
Children's play areas	27	2.1	0.029	0.0265	0.0025

4.5.14 The data set out in Table 7 above suggests that, at the time the SCOSAR and CWSSRS were undertaken, the wider Site study area benefited from sufficient provision of the Open Space typologies assessed in this OSA, with the exception of a marked deficiency in children's play area provision in Heatons & Reddish, and a negligible deficiency in natural and semi-natural open space in East Manchester.

4.6 Assessment of Need

4.6.1 To supplement the existing high-level assessments within the SCOSAR and CWSSRS undertaken for Heatons & Reddish and East Manchester respectively, we have undertaken an area-specific assessment to calculate the requirement for amenity greenspace, natural and semi-natural open space, and provision for children and young people within the Site catchment areas.

Population within the Site study area

4.6.2 In order to calculate these figures, 2021 Census Data was analysed for the 17 Lower Super Output Areas (LSOAs) covering the Site and immediate surrounding area which are shown in Figure 8. The total population for these LSOAs is 31,099, within a total area of 511.91 ha. This equates to an average population density of 60.75 persons per ha.

4.6.3 The area within the 720m distance buffer was calculated as 271.95ha, and the average population density was applied, resulting in an estimated population of approximately 16,521 within the Site study area.

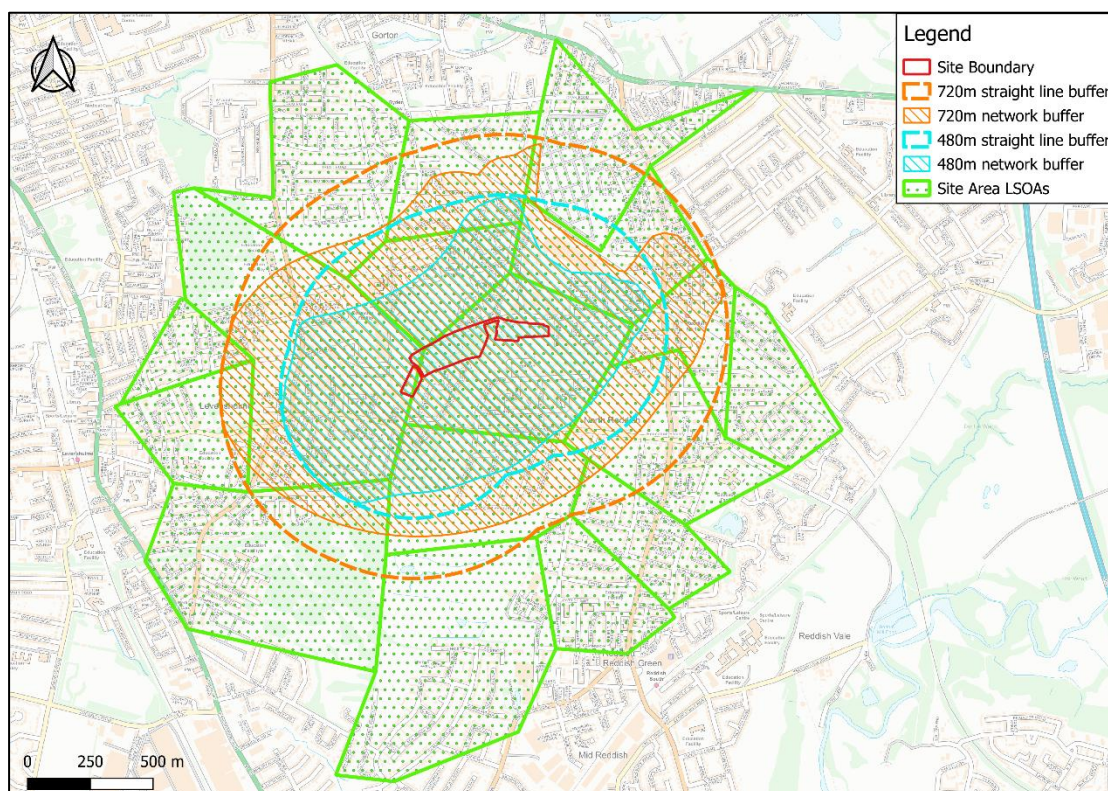


Figure 8: Lower Super Output Areas covering the Site and surrounding area

SMBC and MCC Open Space requirements for the Site study area

4.6.4 Table 8 sets out the SCOSAR and CWSSRS recommended standards used in this assessment, and the resulting requirements for the Open Space typologies considered within this OSA.

Table 8: Open Space requirements within SCOSAR and CWSSRS for the Site study area

Open space type	Population within survey area	Required standard per 1,000 population	Total Requirement (ha)
<i>Heatons & Reddish</i>			
Natural and semi-natural open space	16,521	1.80	29.74
Amenity green space	16,521	0.60	9.91
Children's play areas	16,521	0.25	4.13
<i>East Manchester</i>			
Natural and semi-natural open space	16,521	1.86	30.73
Amenity green space	16,521	0.40	6.61
Children's play areas	16,521	0.0265	0.44

5 IMPACT ARISING FROM LOSS OF OPEN SPACE

5.1 Quantity and Accessibility of Natural and Semi-Natural Open Space

5.1.1 In order to assess the impact of the potential loss of the open space within the Site boundary at Station Road, we have quantified the actual provision of all the open space typologies considered within this OSA, beginning with natural and semi-natural open space within the catchment area.

5.1.2 The Site is identified as the central focal point of the assessment in Figure 9, which demonstrates access to all the natural and semi-natural open space sites identified which can be achieved from the 720m catchment area.

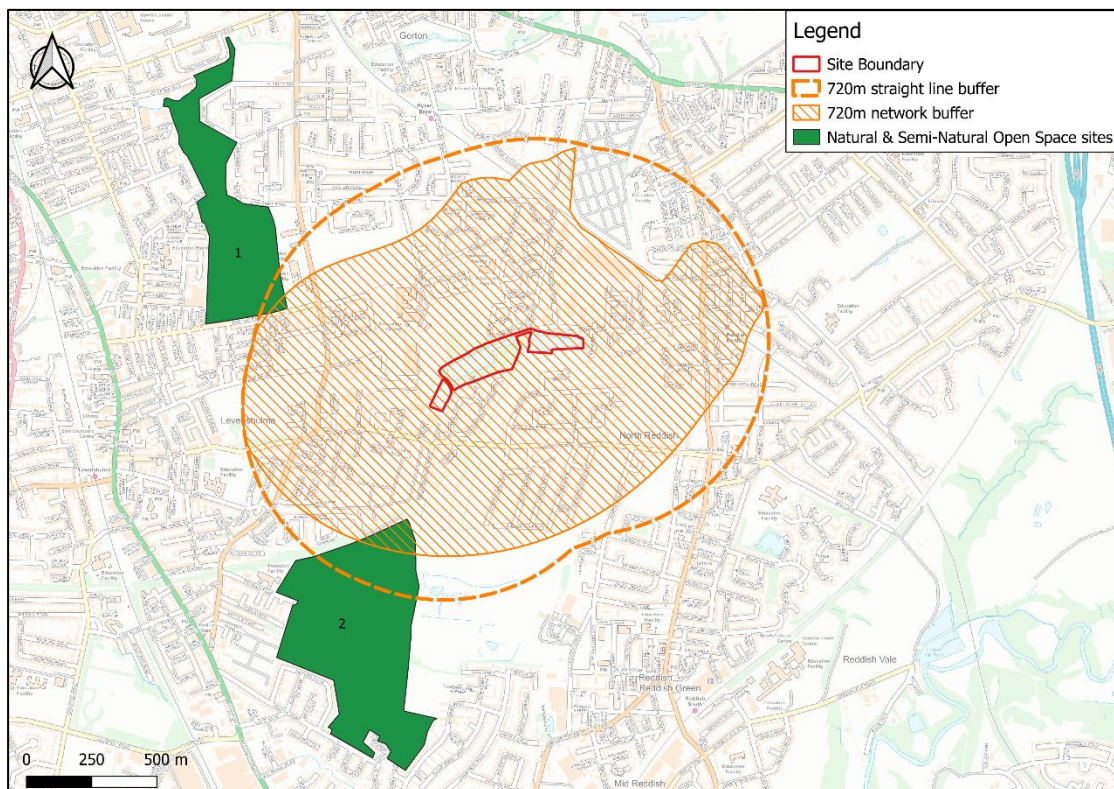


Figure 9: Natural & semi-natural open space sites within the 720m Site catchment area

5.1.3 For the purposes of assessment of actual provision of natural and semi-natural open space within the Site study area, although it is acknowledged that the Site demonstrates some of this typology's characteristics, we have excluded the land at Station Road as the land is being considered within the Amenity Greenspace typology, as set out at paragraph 2.5.6.

- 5.1.4 The natural and semi-natural open space sites considered within this OSA are shown within Table 9, which demonstrates that there is an excess in open space provision for this typology within the immediate area, which will not be affected by the proposals:

Table 9: Existing natural and semi-natural open space sites within the Site catchment area

Figure 9 Label	Natural & Semi-Natural Open Space Name	Area (ha)
1	Nutsford Vale Park	18.99
2	Highfield Country Park	33.49
Required Natural & Semi-Natural Open Space		29.74 (SMBC) 30.73 (MCC)
Actual Natural & Semi-Natural Open Space		52.48
Sufficiency / deficiency against Study standard		22.74 (SMBC) 21.75 (MCC)

5.2 Wider Accessibility of Natural and Semi-Natural Open Space

- 5.2.1 The actual provision of natural and semi-natural open space within the wider Site study area has also been quantified in order to assess the impact of the potential loss of the site at Station Road. Using the Site as the central focal point of the assessment, Figure 10 illustrates all the identified natural and semi-natural open space sites to which access can be achieved from within the 720m catchment area.

- 5.2.2 Two further natural and semi-natural open space sites were identified within the wider Site study area, as shown on Figure 10 and detailed within Table 10:

Table 10: Additional natural and semi-natural open space greenspace sites within the wider Site study area

Figure 10 Label	Additional Natural & Semi-Natural Open Space Name	Area (ha)
3	Gore Brook Valley	4.66
4	Reddish Vale Country Park	161
Additional Natural & Semi-Natural Open Space within the Site study area		165.66

5.2.3 Site-specific catchment areas for the assessed natural and semi-natural open space sites are detailed within Figure 10, which demonstrates their wider accessibility for residents within the study area.

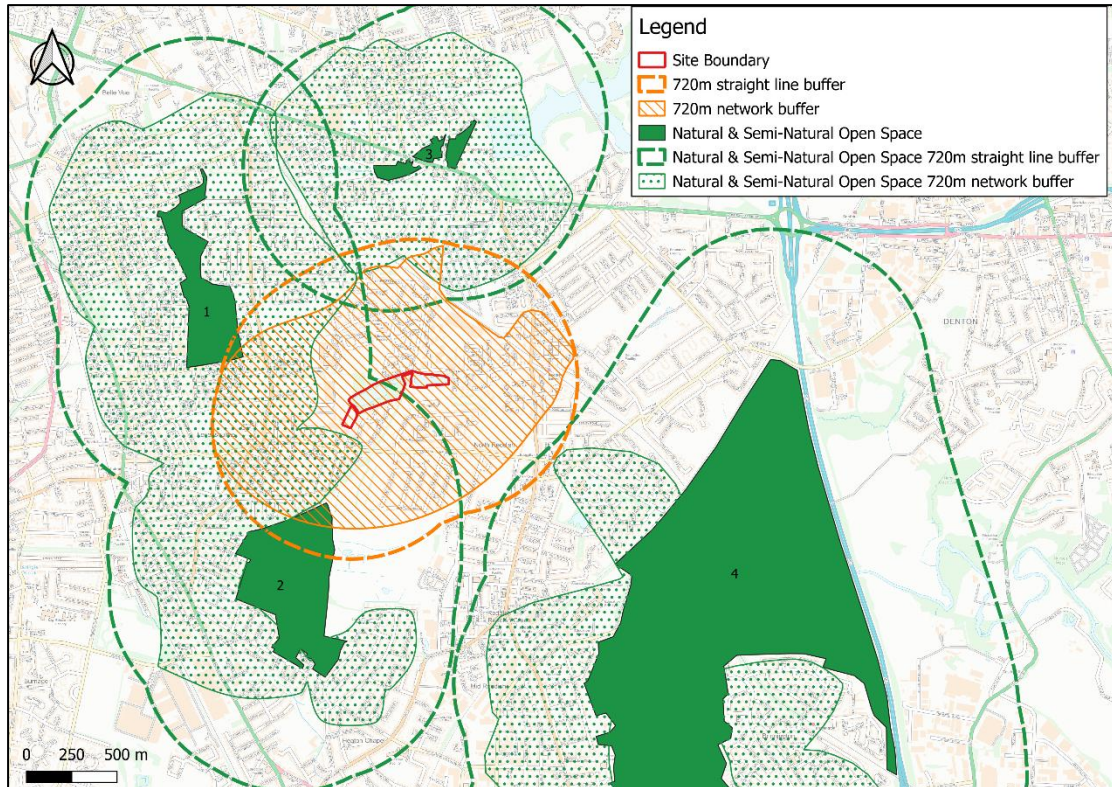


Figure 10: Natural & semi-natural open spaces site-specific catchment areas

5.2.4 Although walking distances for Reddish Vale Country Park extend slightly beyond the desired 720m catchment area, Figure 10 demonstrates that access to natural and semi-natural open space can be achieved within a walkable distance for the majority of residents within the study area.

5.3 Quantity and Accessibility of Amenity Greenspace

5.3.1 The amenity greenspace within the catchment area has also been quantified in order to assess the impact of the potential loss of the open space within the Site boundary at Station Road.

5.3.2 The Site is identified as the central focal point of the assessment in Figure 11, which demonstrates access to all the amenity greenspace sites which can be achieved from the 480m catchment area.

5.3.3 As discussed at paragraph 2.5.6, for the purposes of the assessment of actual provision of amenity greenspace, we have included the land at the Station Road Site (labelled 1 on Figure 11), along with the Fallowfield Loop as a 'Green Corridor' sharing a number of the typology's characteristics, for the reasons set out within Section 4.4.

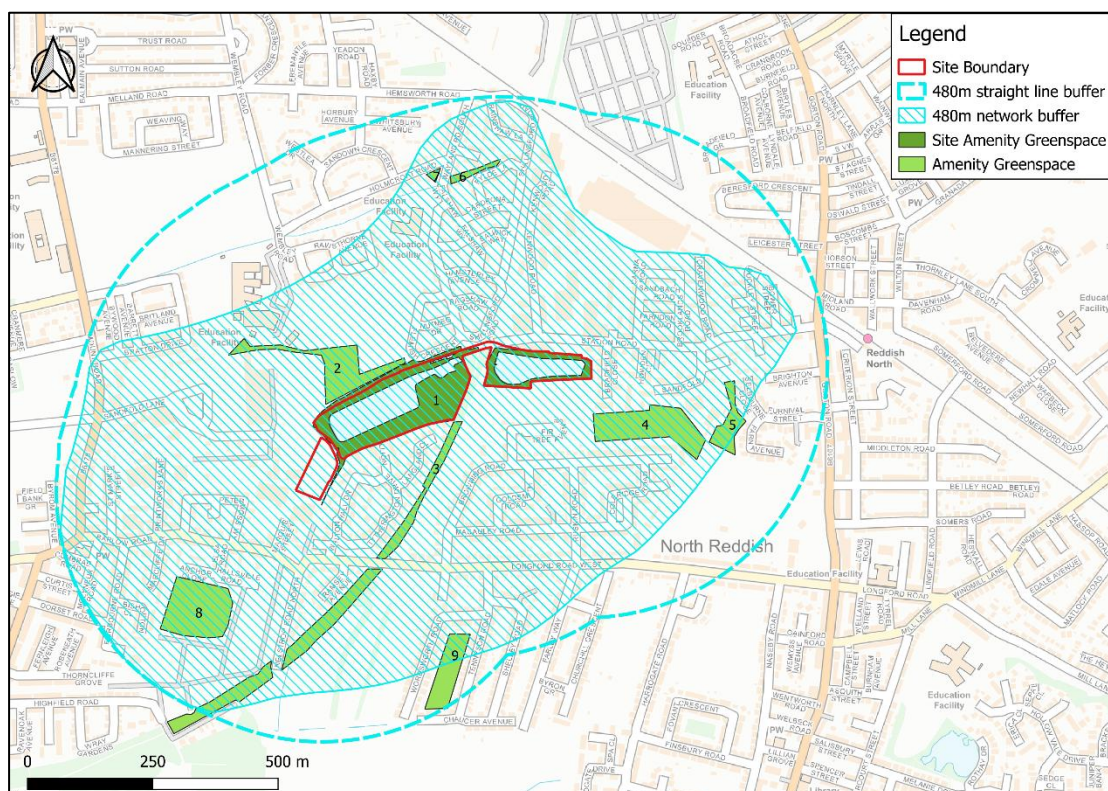


Figure 11: Amenity Greenspace sites within the 480m Site catchment area

5.3.4 The amenity greenspace sites shown Figure 11 are detailed within Table 11, which demonstrates that currently there is an excess in open space provision for this typology within the immediate area:

Table 11: Existing amenity greenspace sites within the Site catchment area

Figure 11 Label	Amenity Greenspace Name	Area (ha)
1	Land at Station Road	2.856
2	Land north of the Station Road Site	1.016
3	The Fallowfield Loop (south)	3.464
4	Land north-west of North Reddish Park	1.284
5	Land north of North Reddish Park	0.394
6	Land at Falshaw Lane and Fylde Way	0.108
7	Land at Holmcroft Road and Wayland Road South	0.034
8	Land at Elsa Road	1.313
9	Land at Poets' Corner	0.647

Figure 11 Label	Amenity Greenspace Name	Area (ha)
Required Amenity Greenspace		9.91 (SMBC)
		6.61 (MCC)
Actual Amenity Greenspace		11.12
Sufficiency / deficiency against Study standard		1.21 (SMBC)
		4.51 (MCC)

- 5.3.5 Although approximately 0.489 ha of amenity greenspace will be lost at the Site through the proposed development, a total of 2.367 ha will be retained, including land surrounding the lake within the central parcel which will be improved for better public access and informal recreational uses, along with the provision of further amenity greenspace within the north-eastern corner of the eastern parcel.
- 5.3.6 Overall, the proposals will deliver a number of benefits relating to the provision of high-quality public amenity greenspace including new pedestrian and cycle links through the Site, and new landscaping including lakeside paths, fishing piers, and native woodland, hedgerow and wildflower planting. New children's playspaces are also proposed, and these are discussed further in Section 5.6 of this report.
- 5.3.7 Notwithstanding the loss of some of the amenity greenspace at the Site, should planning permission be granted for the proposals, an excess of this typology will remain within the Site study area when assessed against the standards set out within the SCOSAR and the CWSSRS standards, as shown in Table 12.

Table 12: Post-development provision of amenity greenspace within the Site catchment area

Required Amenity Greenspace (ha)	9.91 (SMBC) 6.61 (MCC)
Actual Amenity Greenspace (post-development) (ha)	10.63
Sufficiency / deficiency against Study standard (ha)	0.72 (SMBC)
	2.71 (MCC)

5.4 Wider Accessibility of Amenity Greenspace

- 5.4.1 A number of additional amenity greenspace sites were identified within the wider Site study area, as shown on Figure 12 and detailed within Table 13.
- 5.4.2 These additional sites do not fall within the 480m catchment area identified within the SCOSAR and CWOSSRS, and have therefore not been included within the assessment of provision of amenity greenspace as set out within Table 11 and Table 13. However, their accessibility is assessed in the next section of this OSA in forming nearby provision of this typology within the Site study area.
- 5.4.3 Site-specific catchment areas for the assessed amenity greenspace sites are detailed within Figure 12, which demonstrates the wider accessibility for residents within the Site study area to these sites.
- 5.4.4 When these additional amenity green spaces are factored into the assessment of provision, the whole of the population within the Site catchment area can be seen to be provided with access to amenity green space within a walkable distance.

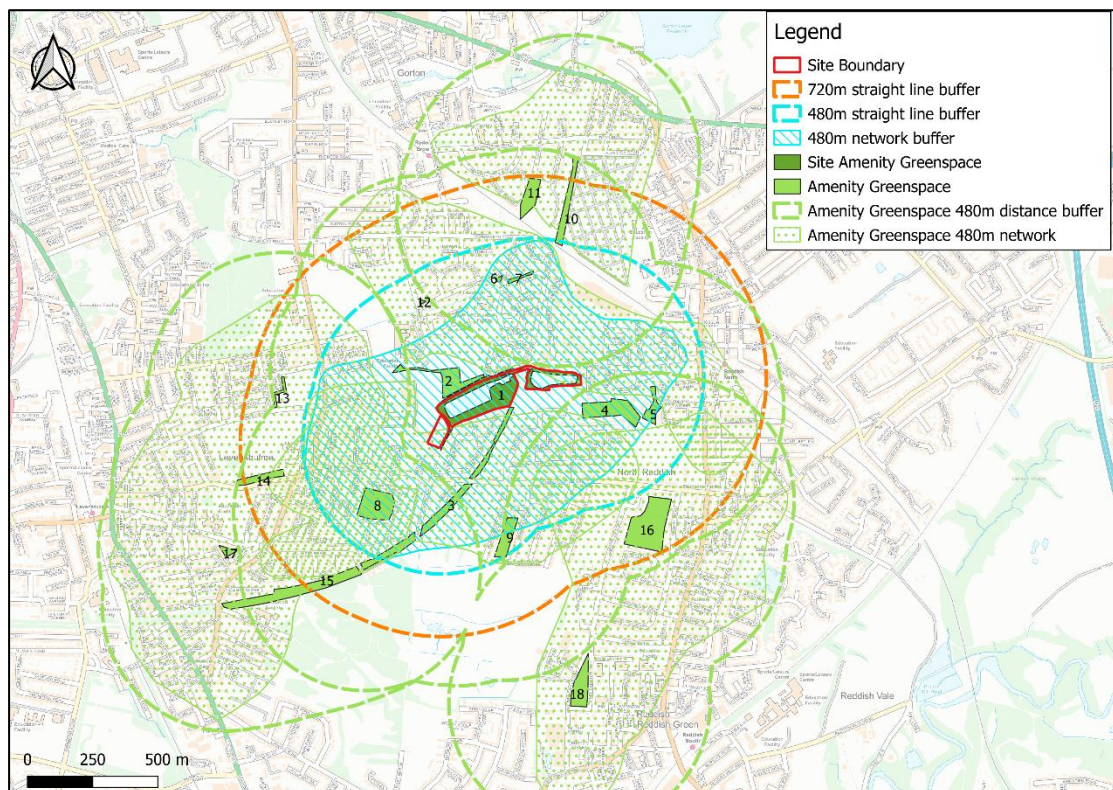


Figure 12: Amenity greenspace site-specific catchment areas

Table 13: Additional amenity greenspace sites within the wider Site study area

Figure 12 Label	Additional Amenity Greenspace Name	Area (ha)
10	The Fallowfield Loop (north)	0.716
11	Land at Wayland Road	0.656
12	Land at Holmcroft Road and Wembley Road	0.024
13	Land adjacent to Greenbank Park	0.146
14	Land adjacent to Greenbank Playing Fields	0.437
15	The Fallowfield Loop (south)	0.716
16	Land to the south of Longford Road West	2.361
17	Land to the rear of Broom Lane	0.134
18	Reddish Green	0.858
Additional Amenity Greenspace within the Site study area		6.048

5.5 Quality and Accessibility of Provision for Children and Young People (LAPs, LEAPs, NEAPs)

5.5.1 In line with SMBC's pre-application advice, and as discussed within paragraph 2.5.7, the provision of LAPs, LEAPs, NEAPs ('playspace sites') within the Site study area has been quantified, as illustrated in Figure 13, which identifies all the relevant sites within the 480m catchment buffer.

5.5.2 The 2 playspace sites within the Site 480m catchment area are shown in Table 14.

5.5.3 It is evident that currently there is an under-provision of children's playspaces within the 480m catchment area.

Table 14: Existing Playspace provision within the Site catchment area

Figure 13 Label	Playspace Name	Area (ha)
1	Brooklands Road LEAP	0.012
2	Cravenwood Road LEAP	0.026
Required Provision for Children		4.13 (SMBC) 0.44 (MCC)
Actual Provision for Children		0.038
Sufficiency / deficiency against Study standard		-4.092 (SMBC) -0.402 (MCC)

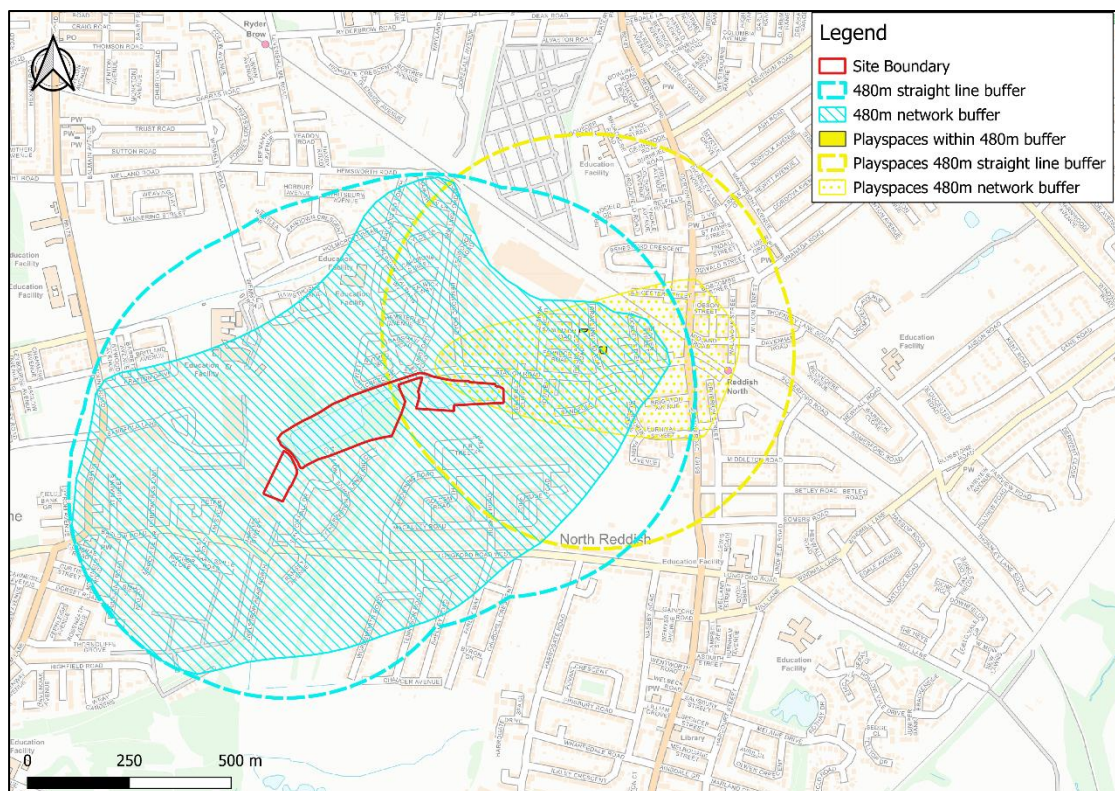


Figure 13: LAP / LEAP / NEAP sites within the 480m Site catchment area

5.6 Wider Accessibility of Provision for Children and Young People (LAPs, LEAPs, NEAPs)

5.6.1 A further 9 playspace sites have been considered within this OSA, with 2 abutting the boundary of the 480m straight line buffer; 2 lying within approximately 100m of the wider 720m straight line buffer which delineates the Site catchment area, and 5 other playspace sites within the wider study area.

5.6.2 The 9 playspace sites within the wider Site study area are detailed within Table 15 and shown within Figure 14. They do not fall within the catchment area identified within the SCOSAR and CWOSSRS for children's playspace provision, and on that basis they have not been included within the assessment of playspace as set out within Table 14. However, their accessibility is assessed in forming nearby provision of this typology within the Site study area.

Table 15: Additional Playspace provision within the wider Site study area

Figure 13 Label	Playspace Name	Area (ha)
3	Greenbank Park LAP, LEAP and NEAP	0.187
4	North Reddish Park LEAP and NEAP	0.443
5	Chapel Street Park LEAP	0.024
6	Granada Road Park LAP, LEAP and NEAP	0.35
7	Debdale Park LEAP and NEAP	0.338
8	Sunny Brow Park LEAP and NEAP	0.037
9	Marbury Road Park LAP, LEAP and NEAP	0.046
10	Reddish Green LEAP	0.043
11	Houldsworth Park NEAP	0.043
Additional Playspace provision within Site catchment area		1.511

5.6.3 Site-specific catchment areas for the assessed playspace sites are detailed within Figure 14, which demonstrates the wider accessibility for residents within the Site study area to these sites.

- 5.6.4 When these additional playspace sites are factored into the assessment of provision, much of the population within the Site catchment area can be seen to be provided with access to playspace within a walkable distance, but there are clearly gaps in provision in the immediate Site study area.

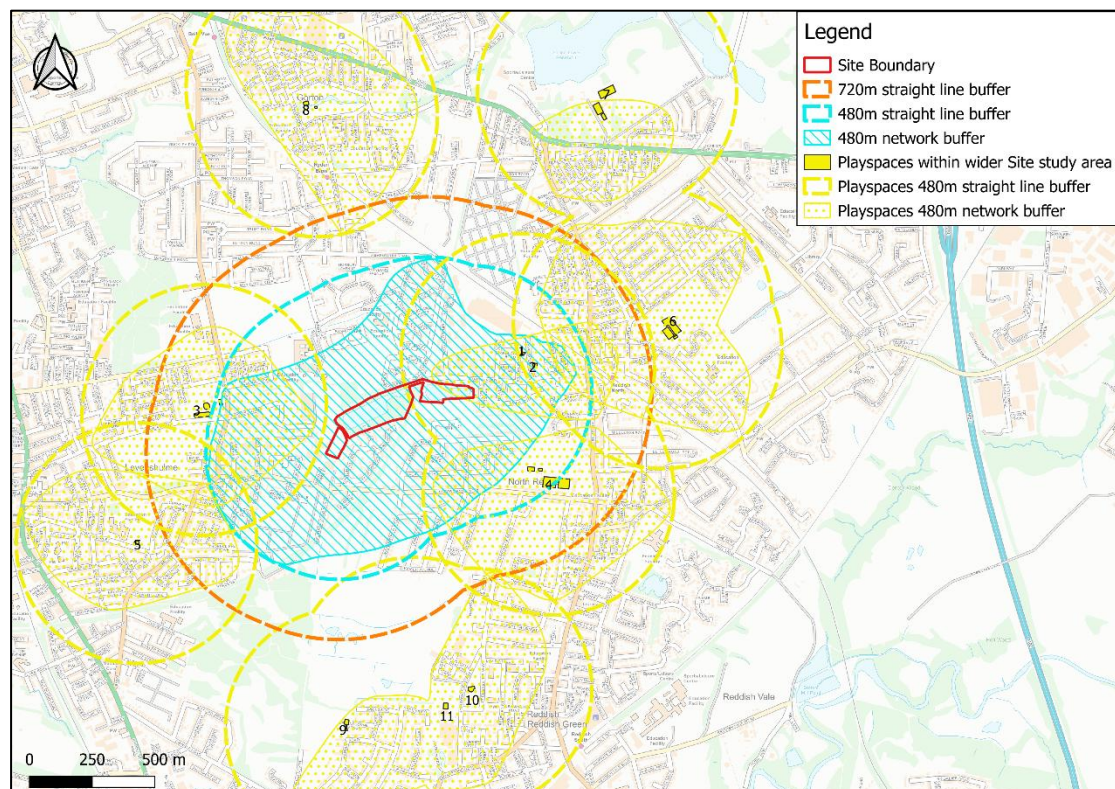


Figure 14: LAP / LEAP / NEAP site-specific catchment areas

- 5.6.5 In addition to providing improved public amenity greenspace and facilities, the proposals include the provision of 2 new LAP / LEAP playspaces comprising 0.107 ha of new high-quality children's play facilities and featuring a natural play area with wooden, stone and willow features, in addition to a more traditional LEAP. These new playspaces will remedy the current gap in provision, as shown on Figure 15, and will result in an increase in provision of over 280 per cent from 0.038 ha of existing playspace provision within the site catchment area to 0.145 ha of playspace as shown within Table 16.
- 5.6.6 When the new playspaces proposed through the development are factored in, a greater proportion of the whole of the population catchment will be provided with access to playspaces within a walkable distance, representing a significant improvement in the current baseline of playspace provision within the Site study area.

Table 16: Post-development Playspace provision of within the Site catchment area

Required Provision for Children	4.13 (SMBC) 0.44 (MCC)
Actual Provision for Children (post-development) (ha)	0.145
Sufficiency / deficiency against Study standard (ha)	-3.985 (SMBC) -0.295 (MCC)

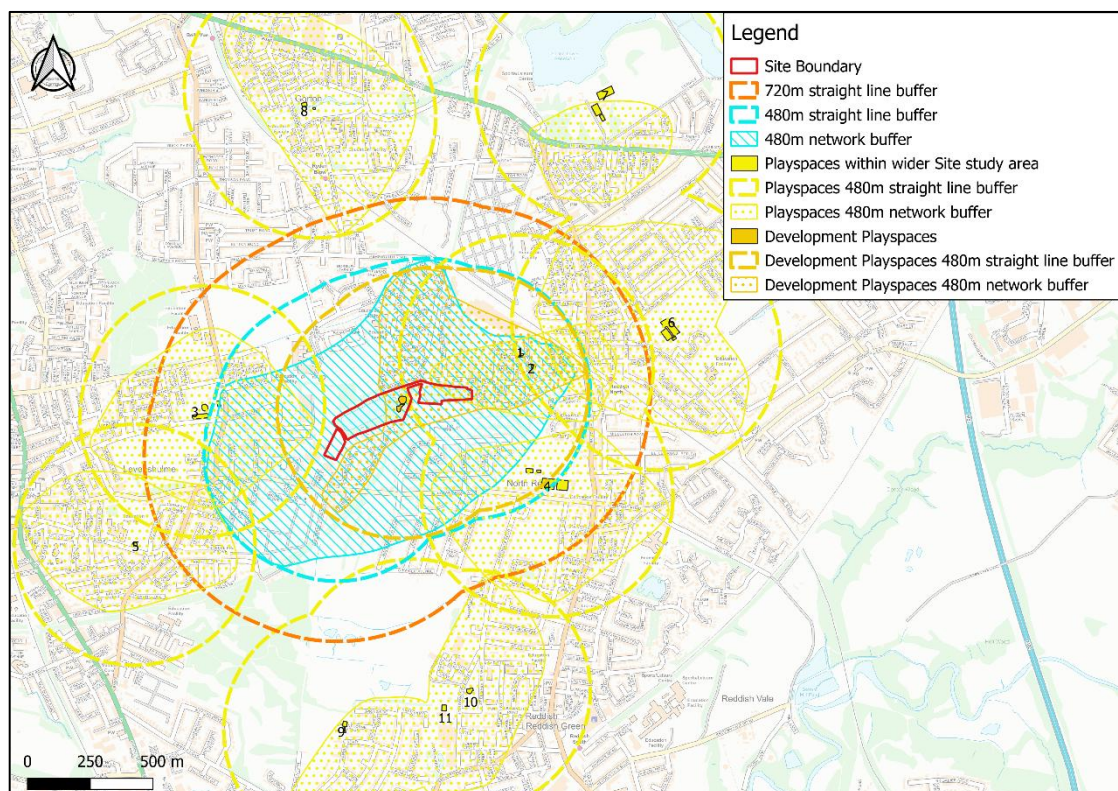


Figure 15: Playspace accessibility in the Site study area including proposed new facilities

6 CONCLUSION

6.1 Open Space Summary

6.1.1 The NPPF provides the overarching policy framework when considering the potential development of public open space. Paragraph 104 identifies the circumstances under which it may be considered acceptable to develop open spaces. It is considered that part 'b' is relevant to the proposals in setting out that open spaces should not be built on unless:

"the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location".

6.1.2 The Site is identified as 'Local Open Space' within SMBC's Planning Proposals map and also as partially containing 'Green Chain' land. The Site is not identified nor assigned against any Open Space typologies within either the SCOSAR or the CWOSSRS. For the purposes of this report, the following Open Space typologies have been assessed:

- Amenity greenspace
- Natural and semi-natural open space
- Provision for children and young people

6.1.3 The MCC study is significantly dated but remains the most recent document adopted by MCC for the purposes of this OSA. This report provides an updated review of relevant sites, to which walking distance catchment areas of 6-9 minutes) have been applied. The catchments have been overlaid onto OS base mapping to provide clear visual representation of local context.

6.1.4 An analysis of ONS data has then provided an accurate calculation of the population within the catchment area of the Site which would be affected by its potential development/loss. This figure has then been used to establish the open space requirements for each typology, based upon the population within the catchment area, which is benchmarked against the adopted SCOSAR and CWOSSRS targets.

6.1.5 This report has clearly demonstrated that by any metric of assessment, the locality will maintain a sufficient level of provision for natural and semi-natural open space against the adopted SMBC and MCC requirement.

- 6.1.6 Some existing amenity greenspace will be lost through the proposals, but the report identifies that accessibility to amenity green space is still secured for the population within the catchment area. The proposals will also deliver landscaped public amenity greenspace with new facilities, improving safety, sightliness and access, leading to a higher quality open space than that which the Site currently provides.
- 6.1.7 Children's playspaces were also included within this OSA as directed by SMBC in their pre-application advice. The level of provision within the Site catchment area is currently insufficient when assessed against the SCOSAR and CWSSRS standards, and the proposals will deliver 2 new high-quality playspaces which will bridge the current gap in provision in the immediate area.
- 6.1.8 Given these findings, it is considered that the requirements of NPPF paragraph 104(b) have been applied, and the test to justify the loss of designated open space has been met.

APPENDIX 1
OPEN SPACE ASSESSMENT SITE CHECKLIST & PHOTOGRAPHS

SITE INFORMATION	
Site Name / Project Ref.	GM13736 Station Road
Address	Land at Station Road, Reddish, Stockport SK5 6ND
Coordinates (centre)	Easting: 388784, Northing: 394632
Area	4.75 ha
SHLAA SITE (Details if yes)	
Planning Designations	Local Open Space (SMBC Saved UDP Policy UOS1.3)
Other Designations	

SITE ASSESSMENT CRITERIA					
Primary Amenity Value					
Recreation (Physical)	✓	Aesthetic (Visual)	✓	Access to Nature	✓
Physical Analysis					
Signage:					
Security:					
Multifunctionality:	✓				
Connectivity:	✓				
Access:					
Car parking		Bicycle parking		Disabled access	
Circulation:					
Footpath	✓	Cyclepath	✓	PRoW (incl. connections)	
Vehicle access	✓	Desire lines		Access restrictions	✓
Boundaries:					
Walls		Fencing	✓	Hedges	✓
Furniture:					
Seating / tables / benches		Bins / dog bins		Lighting	
Buildings / Facilities:					
Building/Permanent Structure		Hardstanding	✓	Drinking water / other	
Play / Sport:					
LAP/LEAP/NEAP/MUGA		Other child/teen play		Trim trail / Adult provision	
Pitches / courts		Play / Safety surfacing		Dog fencing	
Vegetation / Habitat:					
Amenity grass	✓	Meadow area / margins		Naturalised grass	✓
Woodland / woody scrub	✓	Tree groups / avenues	✓	Individual / scattered trees	✓
Ornamental planting		Water / Wetland		Other	
Other Notes / observations:					
- The Site forms a pedestrian connection between Station Road and Sandfold Lane. Links to the wider residential area. - Pedestrian and cycle access to the Fallowfield Loop at the north of the Site.					

SITE ASSESSMENT CRITERIA

- The Site is mainly vacant scrubland with large clusters of mature trees and shrubs.
- There are two sizeable water bodies within the Site; one within the eastern part of the Site, and another within the western extent.
- Perimeter fencing in place, including small circa 1m wooden fencing to more substantial circa 1.75-2m palisade security fencing (in good repair) and concrete fencing (in varying states of dilapidation).
- Area of hardstanding in the southern extent of the Site, with visible mounds of debris.
- Small concrete platform beside the lake in the eastern portion of the Site.
- Much of the Site perimeter is densely vegetated and overgrown.
- Evidence of fly-tipping throughout the Site.

VISUAL ANALYSIS

Visual amenity: residential		Visual amenity: commercial	
Visual amenity: public	✓	Setting (to a building or structure)	
Gateway / strategic visual space		Functional (Screening / shelter)	
From local vantage points (describe below)		Notable outward views (describe below)	

Other Notes / observations:

- Site appears to form largely amenity greenspace/natural and semi-natural open space.
- Surrounded by residential development to the north, east and south, with commercial / light industrial development to the west and north-east. Cedar Mount Secondary School is situated to the north-west of the Site.
- The Fallowfield Loop runs through the Site from north to south, passing beneath a bridge which forms access to the Site from Station Road.
- Surrounding houses and buildings back on to the Site, and therefore little visual amenity to nearby premises is provided.

GREEN SPACE TYPOLOGY

Site meets criteria of another Typology?

Split typologies		Multiple typologies	✓	Reassign the typology	
Parks and gardens		Outdoor sport facilities			
Natural and semi-natural open space	✓	Allotments and community gardens			
Amenity greenspace	✓	Green corridors			
Provision for children and young people		Churchyards and cemeteries			

Details:

- The Site is not identified within SMBC's 2017 SCOSAR, but is designated as Local Open Space in SMBC Saved UDP policy.
- No typology assigned in UDP policy.
- The use of the Site for informal recreation suggests that amenity grassland is a suitable typology, along with the natural and semi-natural open space typology, owing to the mature trees and dense vegetation present on the Site.

BARRIERS TO POTENTIAL AMENITY RECREATION QUALIFICATION

Physical limitations to accessibility	✓	Restricted views (for any / all receptors)	
Lack of identified visual receptors		More closely fits another typology	
Can limitations be addressed? (detail below)		Other (detail below)	

Observations / Recommendations:

- The site has limited access for wheelchair and pram users as there are various steps along the footpaths owing the sloping topography. This could be addressed with a redesigned footpath route utilising ramps instead of steps.
- The southern area of incidental open space is mostly secured by fencing and walls around the boundary, limiting access. There is a single gate on the southern boundary which would enable people with limited mobility access, however there are no footpaths around the site or other features which would assist movement.



Photo 1: End of Station Road and beginning of the path towards Secret Lake.



Photo 2: Steps leading down towards Fallowfield Loop.



Photo 3: View looking north down onto Fallowfield Loop from the bridge on site.



Photo 4: Path wrapping around the eastern lake, bordered by trees and thick vegetation.



Photo 5: View from a small concrete platform beside the eastern lake with densely vegetation.

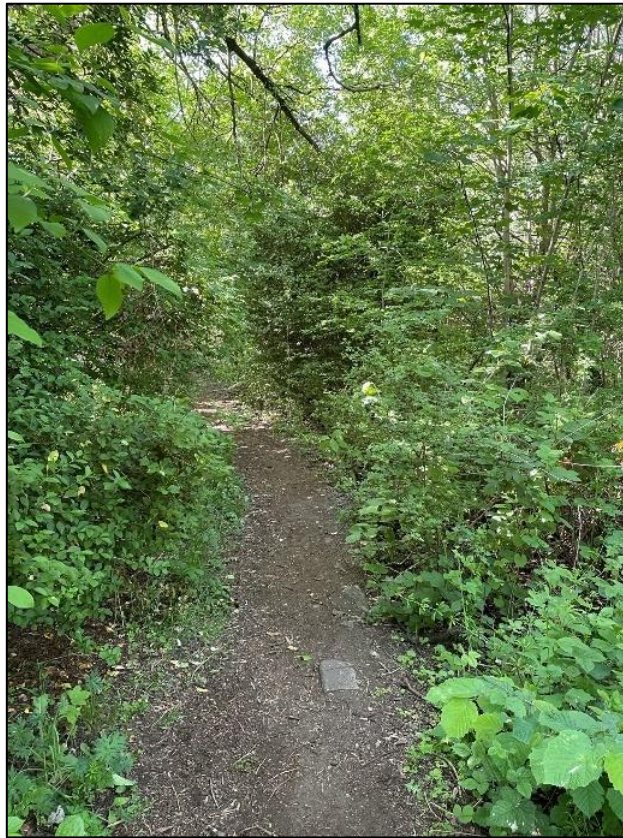


Photo 6: Path in the approximate centre of the Site, looking towards the west.



Photo 7: Path widening in the south under a canopy of trees.



Photo 8: Plastic and fabric dumping is visible along the path edges.



Photo 9: View west from the south-eastern corner of Secret Lake.



Photo 10: Path along southern edge of Secret Lake, with dense vegetation on both sides.



Photo 11: Occasional debris in the lake (e.g. traffic cone, plastic containers). Waterbirds present.



Photo 12: View of the lake from the north-west corner.



Photo 13: Path along eastern site boundary, with palisade fencing to the west and overgrown shrubbery to the east.



Photo 14: Piles of debris scattered along the eastern site boundary in the south.



Photo 15: Fly tipping in the southern-most corner of the Site.



Photo 16: Piles of debris scattered along the eastern site boundary in the south.

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