

Open Space Statement

Land at Hinchley Road, Charlestown, Manchester

On behalf of Miller Homes

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Document Management

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1. Introduction

- 1.1. This Open Space Statement has been prepared on behalf of Miller Homes (hereinafter referred to as 'the Applicant'), in support of a planning application for 106 no. residential dwellings on land at Hinchley Road, Charlestown, Manchester.
- 1.2. This Open Space Statement has been prepared to confirm that the site has not been formally used for Open Space or any sport/recreation purposes, nor allocated/designated as such in the adopted Local Plan. Indeed, this is reflected in the Playing Pitch and Outdoor Sport Strategy (prepared by KKP, dated June & October 2022), which does not assess the site as a playing pitch or for any outdoor sport use purposes. The 2009 Open Space Study also did not identify the site as open space.
- 1.3. The description of development is as follows:

"Full planning application for the erection of 106 no. dwellings (Use Class C3), access and other associated works".
- 1.4. The site comprises 2.66 ha of poor-quality grass land and is located within the urban area, namely land at Hinchley Road, Charlestown. The application site is located adjacent to the Co-Op Academy North Manchester Secondary School.
- 1.5. The land is owned by Manchester City Council, with Miller Homes the chosen Developer to bring residential development forward on site. The site is 'white land', with no current designation within the Council's Development Plan.
- 1.6. The remainder of this Statement includes the following sections:
 - Section 2 – Development Proposals
 - Section 3 – Planning Policy
 - Section 4 – Open Space Assessment
 - Section 5 – Conclusions

2. Proposed Development & Site Context

2.1. This application seeks full planning permission for the erection of 106 no. dwellings, proposed vehicular access off Hinchley Road and other associated works. The proposals will deliver much needed family homes, with the housing mix summarised below:

- 15 no. two bedroom properties (14%);
- 35 no. three bedroom properties (33%)
- 56 no. four bedroom properties (53%)

2.2. The Site benefits from a location in close proximity to existing open space in the area. This includes the following green spaces, which are located closest to the application site:

- Boggart Hole Clough, a large (76 hectares) woodland and urban country park, is located to the south of the site and can be accessed within a 5-minute walk of the site.
- Green space and sports facilities associated with the Co-Op Academy North Manchester, to the immediate west and north of the site.
- Charlestown Park (including children's playground), which can be accessed within a 15-minute walk to the west of the site.
- Crowden Road allotments, which can be accessed within a 10-minute walk to the south of the site.
- Blackley Golf Club, which can be accessed within a 15-minute walk to the north.

3. Planning Policy & Material Considerations

3.1. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

3.2. This section sets out the relevant policies of the statutory Development Plan, and the material considerations of relevance to the determination of this application including supplementary planning documents, national policy and other associated guidance and evidence base documents.

3.3. The adopted Development Plan for Manchester comprises the following documents:

- Places for Everyone Joint Development Plan Document (March 2024);
- Core Strategy (July 2012); and
- Saved Policies of Unitary Development Plan.

Other Material Considerations:

- City Wide Open Spaces, Sport & Recreation Study (PMP, August 2009)
- Playing Pitch & Outdoor Sport Strategy, Final Strategy & Action Plan (KKP, October 2022)

Core Strategy

3.4. The adopted Proposals Map for Manchester confirms that the site is not designated/allocated for any specific purpose, nor is it identified as any typology of open space. Instead, it comprises 'white land' located within the urban area of North Manchester.

3.5. **Policy EN 10 (Safeguarding Open Space, Sport and Recreation Facilities)** states that the Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above (meaning Table 12.4 replicated overleaf).

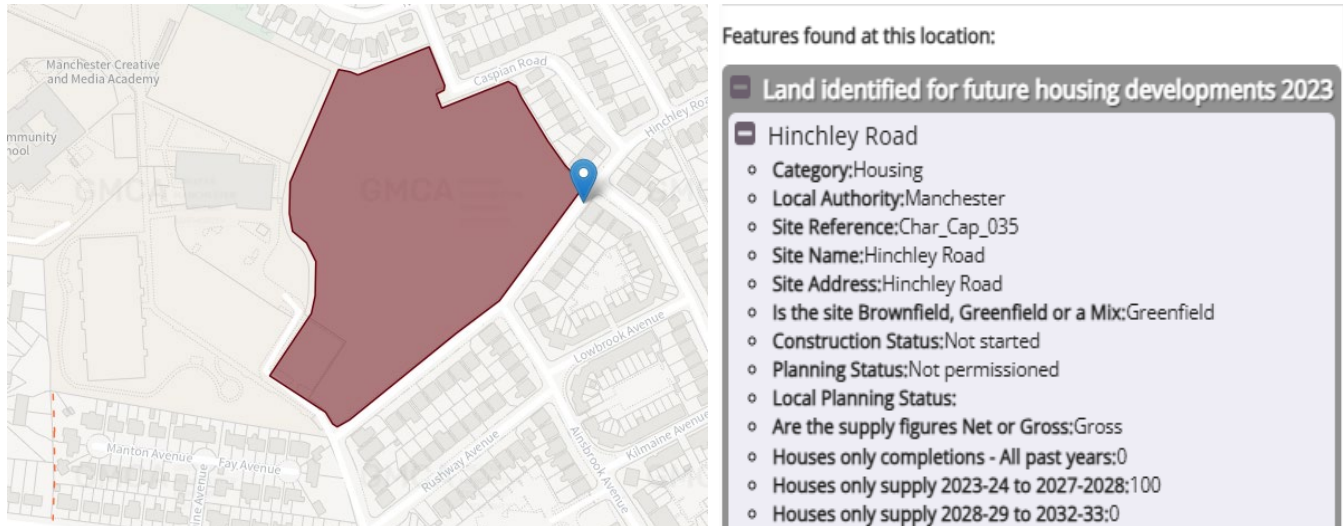
3.6. **Policy EN 11 (Quantity of Open Space, Sport and Recreation)** states the Council will seek the provision of new open space, sport and recreation facilities, in particular where:

- a quantitative shortage of a particular use per head of population, including any expected increase of population created by the new development, based on the findings of the Open Space, Sport and Recreation study and Playing Pitch Strategy, is identified in the local area;
- where significant levels of development are proposed including within the Strategic Housing Location.

Places For Everyone Plan

3.7. The infrastructure map for Places for Everyone also confirms that the site is not designated/identified as open space or any other recreational facility. Instead, as part of

the evidence base for Places for Everyone, the site was identified as land for future housing development that can deliver circa 100 no dwellings.



Manchester City Council City Wide Open Spaces, Sport & Recreation Study (August 2009)

- 3.8. Prepared in August 2009 as part of the evidence base in support of the adopted Core Strategy, the Study provides the latest publicly available evidence in respect of open space provision. Its contents in respect of sports and recreation uses are superseded by a later evidence base published by KKP in 2022 (as discussed below). The application site was not identified as forming any category of open space in this 2009 study.
- 3.9. At the time of writing, the Study confirms that North Manchester contains the highest quantity of natural and semi natural open space across the City. This is shown at Table 17.1 of the Report, which is replicated overleaf.

Table 17.1 – Open space across North Manchester

Open space type	Number of sites	Hectares (total)	Hectares per 1000 population
City Parks	3	34.42 (excluding Heaton Park)	0.35
Local parks	20	29.94	0.30
Natural and semi natural open space	55	344.83	3.47
Amenity green space	87	39.31	0.44
Children's play areas	19	1.64	0.02
Provision for young people	30	3.25	0.03
Allotments	7	8.98	0.09

- 3.10. The Study concluded that in North Manchester, there are high levels of provision in comparison to other areas of the City and only the quantity of local parks, play areas and outdoor sports facilities fell below the minimum standard. The shortfall of local parks is offset by the presence of City Parks and also Heaton Park, a regional facility.

Playing Pitch & Outdoor Sport Strategy (June & October 2022)

- 3.11. KKP undertook an audit of playing pitch and outdoor sports provision for Manchester City Council, in reports dated June 2022 and October 2022. These reports therefore provide the most up to date position in respect of sports facilities and pitches in Manchester.
- 3.12. The application site is not identified as a grass pitch or any other sports facility. The neighbouring Co-Op Academy of Manchester (Site ID:34) is identified, and is stated to have one quality 3G pitch, 3 no. adult pitches (football) and six tennis courts.

4. Open Space Assessment

- 4.1. This Statement has already confirmed that the Hinchley Road site is not designated as, or used for, open space/sports pitch purposes.
- 4.2. Policy EN 10 (Safeguarding Open Space, Sport and Recreation Facilities) of the adopted Core Strategy only seeks to retain and improve existing open spaces, sport and recreation facilities to the standards set out at Table 12.4.
- 4.3. The site is considered a sustainable site which should seek to maximise development densities to meet Manchester's substantial housing requirements. It is also reflective of the site's identification in the evidence base for the PfE Plan as a suitable housing site for circa 100 dwellings.
- 4.4. No open space is proposed as part of the proposals noting the extensive existing provision in the area, to ensure development can deliver the minimum 100 dwellings identified in the PfE evidence base and to also deliver the minimum 35 dph density outlined in PfE Policy JP-H4.
- 4.5. Furthermore, and as previously noted, the site benefits from close proximity to existing greenspaces in the local area.
- Boggart Hole Clough, a large (76 hectares) woodland and urban country park, is located to the south of the site and can be accessed within a 5-minute walk of the site.
 - Green space and sports facilities associated with the Co-Op Academy North Manchester, to the immediate west and north of the site.
 - Charlestown Park (including children's playground), which can be accessed within a 15-minute walk to the west of the site.
 - Crowden Road allotments, which can be accessed within a 10-minute walk to the south of the site.
 - Blackley Golf Club, which can be accessed within a 15-minute walk to the north.
- 4.6. It is therefore considered that the substantial amount of open space nearby to the site will address residents' requirements on the site. However, these matters will continue to be discussed with the Council during the application determination process.

5. Conclusion

- 5.1. This Open Space Statement has been prepared on behalf of Miller Homes in support of a planning application for 106 no. residential dwellings on land at Hinchley Road, Charlestown, Manchester.
- 5.2. This Open Space Statement confirms that the site has not been formally used for Open Space or any sport/recreation purposes, nor is it allocated/designated as such in the adopted Local Plan.
- 5.3. The latest Playing Pitch and Outdoor Sport Strategy (prepared by KKP, dated June & October 2022) does not assess the site for playing pitch or outdoor sport use purposes. The 2009 Open Space Study also did not identify the site as open space.
- 5.4. As confirmed in this Statement, the site benefits from an excellent location in relation to existing greenspaces and open space in the locality. Of particular note is Boggart Hole Clough, which is a 76 ha woodland and urban country park which is located within a 5 minute walk of the site.
- 5.5. The development proposals are therefore acceptable from an open space perspective.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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