

BRIGHAM STREET DEVELOPMENT, OPENSHAW
AMENITY SPACE & RECREATIONAL PROVISION STATEMENT

This statement has been prepared to accompany a planning application for the above vacant site adjacent to Brigham Street in Openshaw, East Manchester, for One Manchester Housing Association.

This site is within the East Manchester region of Manchester City Council's Local Development Framework, and is part of the Manchester City Council's (MCC) Project 500 scheme which aims to deliver almost 600 new homes before 2024/25. These development opportunities mainly consist of smaller infill sites under 25 dwellings. The site boundary is fairly rectangular and covers an area of 0.56Ha and is presently vacant covered in grass (following demolition of the previous poor quality terrace housing in the late 1990's), with a small number of existing trees along the South and West boundaries of the site.

Policy H4 of MCC Core Strategy Development Plan states that 'priority will be given to family housing and other high value, high quality development where this can be sustained', and aims to deliver around 18,280 new residential units by 2027.

The proposal necessitates the removal of some designated 'Amenity Green Space' as highlighted in Section 14 of the **MCC Open Space and Recreational Needs Assessment** (Map 14.2).

Loss of Open Space/ Recreation Land

Paragraph 99 of the NPPF (2021 update) states that existing open space, sports and recreational buildings and land should not be built upon, unless:

- **an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;** or
- the loss would resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Policy EN10 of MCC Core Strategy Development Plan states that 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.

The site is designated as Amenity Green Space and as such, Policy EN10 and paragraph 99 of the NPPF apply.

MCC's Growth and Development department has recently undertaken a statutory **Open Space Procedure** process on all P500 sites to ensure that there are no objections to the loss of open space due to the disposal of the land. There were no objections raised during this process and this Amenity Green Space has been deemed surplus to requirements. As such Policy EN10 and paragraph 99 of the NPPF have been satisfied.

The existing open space is used very infrequently, after consultation with local residents, and the site is directly adjacent to Openshaw Park which is 'Green Flag Award' standard, and includes open grassed areas, provision of a children's play

area, facilities for young people, and outdoor sports facilities/tennis court (as indicated on Map 14.2 of MCC's Open Space and Recreational Needs Assessment).

This report also states that Amenity Green Space provision in East Manchester significantly exceeds the minimum standard, and is of average quality (Table 14.5 of MCC's Open Space and Recreational Needs Assessment).

Private Garden Amenity Space

The properties within the development all benefit from having front and large rear gardens which offer some privacy. It is envisaged that the residents are likely to spend the majority of their outdoor recreational time within their gardens however the adjacent Openshaw Park will provide residents with 'high quality open space' and further opportunities for socialising.

The garden space varies according to the house type (typically 10m in length), however common to each property type is the provision of in-curtilage parking and private rear garden space consisting of; lawn; patio; drying area; external/cycle storage; as well as refuse and recycling bin hard-standing. The layout has been designed in accordance with Secure by Design principles to ensure the space is safe with a secure boundary for the resident. The simple layout is also designed to ensure the garden and property is easily maintained with hard-standing to the perimeter, for ease of access and future window cleaning/building maintenance.