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FAITHFUL AND GOULD

FORMER WHITEMOSS DAYCARE CENTRE

OPEN SPACE ASSESSMENT

DECEMBER 2022

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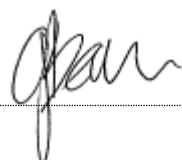
DECEMBER 2022

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CONTENTS

1	INTRODUCTION	1
1.1	Summary	1
1.2	Assessment Objectives	2
2	SITE DESCRIPTION	3
2.1	Location	3
2.2	Site History and Usage	4
3	NATIONAL PLANNING POLICY	6
3.1	National Planning Policy	6
4	EXISTING SUPPLY OF AMENITY GREEN SPACE	8
4.1	Amenity Green Space Standards	8
4.2	Quantity Assessment Methodology	8
4.3	Assessment of Need	10
5	IMPACT ARISING FROM LOSS OF OPEN SPACE	11
5.1	Quantity and Accessibility	11
5.2	Accessibility	13
5.3	Other Typologies in the Catchment Area	14
5.4	Potential Development at Whitemoss Road/Dam Head Drive	15
6	CONCLUSION	16
6.1	Open Space Summary	16

APPENDICES

Appendix 1: Open Space Assessment Survey and Photographs

1 INTRODUCTION

1.1 Summary

1.1.1 A 'City Wide Open Spaces, Sport and Recreation Study' was undertaken by Manchester City Council (MCC) in 2009 and currently forms the most up to date assessment of provision of all typologies of open space within the authority area. The work undertaken in this assessment has informed the current Development Plan, which includes the 2012 Core Strategy as the principal Development Plan document.

1.1.2 We would note that the adopted Development Plan is significantly dated, preceding all current national policy guidance and frameworks, with the 2009 open space assessment in particular having been compiled prior to any iteration of the NPPF. To remedy this, MCC is currently preparing a new Local Plan, however this is not yet adopted, and there is currently no updated draft evidence pertaining to open spaces. As such, the adopted documents remain the principal points of consideration for the purposes of this report.

1.1.3 The NPPF's definition of 'open space' 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"*.

1.1.4 The 2009 study evaluates the following typologies of open space within the assessment:

- parks and gardens
- natural and semi natural open space
- amenity greenspace
- provision for children
- provision for young people
- outdoor sports facilities
- allotments and community gardens
- green corridors
- churchyards and cemeteries.

1.1.5 The definitions utilised in the 2009 study are in broad accordance with the overarching NPPF description and therefore remain relevant in the current policy context.

1.2 **Assessment Objectives**

1.2.1 This study, undertaken by Wardell Armstrong LLP (WA) on behalf of Faithful and Gould, considers the quantity and distribution of open space in the Northern area of Manchester City to evaluate the potential policy impact of the development of land at the Former Whitemoss Day Care - M9 6DN (site centre coordinates Easting: 386654, Northing: 403511). The assessment will provide the following:

- An overview of the current site and its context,
- An assessment of Local and National Planning Policy in relation to the development of open space,
- An assessment of existing supply of amenity space
- An assessment of the impact of the loss of the site in terms of quantity and accessibility
- Conclusions

1.2.2 At the outset we do not believe that the Former Whitemoss Day Care site should be considered amenity green space, nor any other form of public open space when objectively assessed against descriptions within the 2009 Study, and up to date national policy. However, for robustness this report has been prepared on the premise that the site is amenity green space, in which case we believe it to be surplus to requirement in the context of planning policy and supporting guidance. The following chapters within this report will justify the reasoning for this view and demonstrate that the surplus provision in place will be sufficient to meet need.

2 SITE DESCRIPTION

2.1 Location

- 2.1.1 The site is located off Benmore Road, south of Clement Scott Close and west of Pembridge Road. The address for the site is considered to be Former Whitemoss Day Care Centre - M9 6DN, with the site centre coordinates Easting: 386654, Northing: 403511 (see figure 1). The site is situated in the northern extent of MCC authority area.
- 2.1.2 The site measures 0.53ha and predominantly comprises an overgrown, unmanaged grassed scrub with a limited number of trees scattered throughout the site and overgrown boundary vegetation. There is a fence surrounding the site which is likely to be a remnant of the nursery previously occupying the site. There are several entrance points, including a now blocked vehicular access and two gated accesses. It is evident that there is no intention to provide public access to the site, with access only achieved by virtue of one of the entrances missing a gate. There are no footpaths, equipment or street furniture which would indicate the site is a public space, however it is clear that people do access the site as fly tipping is present throughout. The site is surrounded by existing development with housing to the north, east, south and west, with the immediate southern and western boundaries formed by Benmore Road.



Figure 1: Site Location Plan

2.1.3 The site is identified within the 2009 Study as 'Amenity Green Space'. There are a number of similar spaces within the locality of the site, alongside an array of other open space typologies. The quantity and location of nearby amenity greenspaces will be discussed in greater detail later in this statement.

2.2 Site History and Usage

2.2.1 Historically the site has formed the Whitemoss Day Care centre which was fully removed circa 2013.



Figure 2: Whitemoss Day Care Centre C.2009

Source: Google Earth Pro Historic Maps

2.2.2 The historic mapping identifies that a significant portion of the site was occupied by the day care centre and car park at the time of the 2009 Open Space Study. At the time of the study, it is likely that the site would not have been accessible in full to the general public at all times given the nature of its use as a day care centre. We would therefore question the inclusion of the site within the 2009 Study at the point of adoption.

2.2.3 There is no notable recent planning history of relevance to the proposals, with the general history of the site being as follows:

- 047056/VO/NORTH1/95 – Application approved in 1995 for the Construction of a car park with 16 No. car parking spaces and lighting and widening of existing access road.
- 101209/DEM/2012/N1 – Approved 2013 for the Prior notification for proposed demolition of 2 storey former community resource centre.

2.2.4 There are no components from either application currently present on the site, with the only remaining features from the built development being the boundary fencing.

2.2.5 The 2009 Study notes a broad definition of amenity green space which is as follows:

“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”.

2.2.6 This definition is in broad accordance with the current NPPF definition of general open space:

“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”.

2.2.7 To inform this assessment, a site visit was made, and a survey undertaken which reviewed the sites current context, condition, and features present. This survey and accompanying photos are included in full at appendix 1 of this report, however in summary, it is our consideration that the sites characteristics would not be sufficient for it to be considered amenity green space or general open space at this time. The site appears currently unmaintained with no formal or informal recreation or amenity space overtly provided. There is no equipment present on the site, walkways, lighting or other items that may feature on amenity green space. The site does provide some visual amenity to the surrounding dwellings, and it is publicly accessible by virtue of a missing gate. The site is accessed as evidenced by the fly tipping and litter throughout, however there is no evidence that the site is used for informal recreation.

2.2.8 It is also our consideration that the site does not possess any features which would recommend it be re-classified as any other form of open space at the time of writing. We do however reiterate, that for the purposes of undertaking a robust assessment, the site has been assessed under its designation as amenity open space.

3 NATIONAL PLANNING POLICY

3.1 National Planning Policy

NPPF

3.1.1 For the purposes of assessment, the site is identified as ‘amenity green space’ within the adopted Development Plan. The NPPF provides specific guidance on the importance of open space, and how it should be considered as part of the development process. Paragraph 8(b) identifies that open space is important in creating social sustainability, addressing current and future needs within communities. This is further echoed at paragraph 93 of the framework within Section 8 (Promoting healthy and safe communities).

3.1.2 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 suitable. Paragraph 99 is of specific note and states:

3.1.3 found suitable. Paragraph 99 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 and 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 or former use.*

3.1.4 Of pertinence to the assessment is also the requirement for Local Plans and 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 98 of the framework identifying in the context of open spaces 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 or qualitative deficits or surpluses) and opportunities for new provision”.

- 3.1.5 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 that open space uses be reviewed where they are no longer necessary, and alternative uses would better suit.

Planning Practice Guidance (PPG)

- 3.1.6 The PPG provides further guidance on the consideration that should be applied to open space within the planning and development process. Given the date of the current Open Space Assessment (2009), it will have been informed by PPG 17: Planning for Open Space, Sport and Recreation. This 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.
- 3.1.7 This guidance is now significantly dated, however it does include a definition for amenity green space which is broadly in keeping with current guidance:
- “v. amenity greenspace (most commonly, but not exclusively in housing areas) – including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens”*
- 3.1.8 Overall, it is our contention that the 2009 assessment cannot be considered fully up to date, however we consider the general approach to quantifying amenity space adopted in the assessment remains broadly relevant, although it is necessary to update the previous assessment to reflect additional potential amenity green space not currently recognised and consider the implications of developing identified open spaces in the current context.

4 EXISTING SUPPLY OF AMENITY GREEN SPACE

4.1 Amenity Green Space Standards

4.1.1 The 2009 Study provides the overall definition for amenity green space in Section 6 of the document, which is exclusively focussed on this typology. There is no overt identification of the smallest land area which can be considered ‘amenity green space’ within local or national guidance documents, however table 6.2 of the 2009 Study identifies that the smallest site in North Manchester currently quantified as amenity green space measures 0.02ha. As part of this new assessment, this figure has been applied in order to assess provision of wider amenity green space not currently in the dated 2009 Study.

4.1.2 The chief qualities for amenity green space identified by the 2009 Study 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

4.1.3 Amenity green spaces are typically less formal than equipped open space areas such as parks, 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 and update to the findings of the 2009 assessment can be made.

4.2 Quantity Assessment Methodology

4.2.1 To provide a robust up to date assessment, an appraisal has been undertaken of the current quantum of open space identified in the 2009 Study and plotted on up-to-date OS base mapping for accuracy. The 2009 Study identifies a 10-minute walking radius (circa 480m based on the mapped data within the study) which forms the catchment area for each amenity green space. This is also noted within the 2012 Core Strategy.

4.2.2 We have then undertaken a further survey of other amenity open spaces not included in the 2009 Study, identified through a combination of site visit and desktop review utilising online mapping software. These additional sites identified meet the criteria for amenity green space identified in the 2009 Study as well as the overall open space criteria noted within the NPPF. They are also of a size in keeping with the thresholds identified in table 6.2, i.e. no less than 0.02ha.

4.2.3 Figure 3 below plots the sites noted in the 2009 assessment in addition to the sites identified through the desk top study within a 10-minute walking radius of the site.

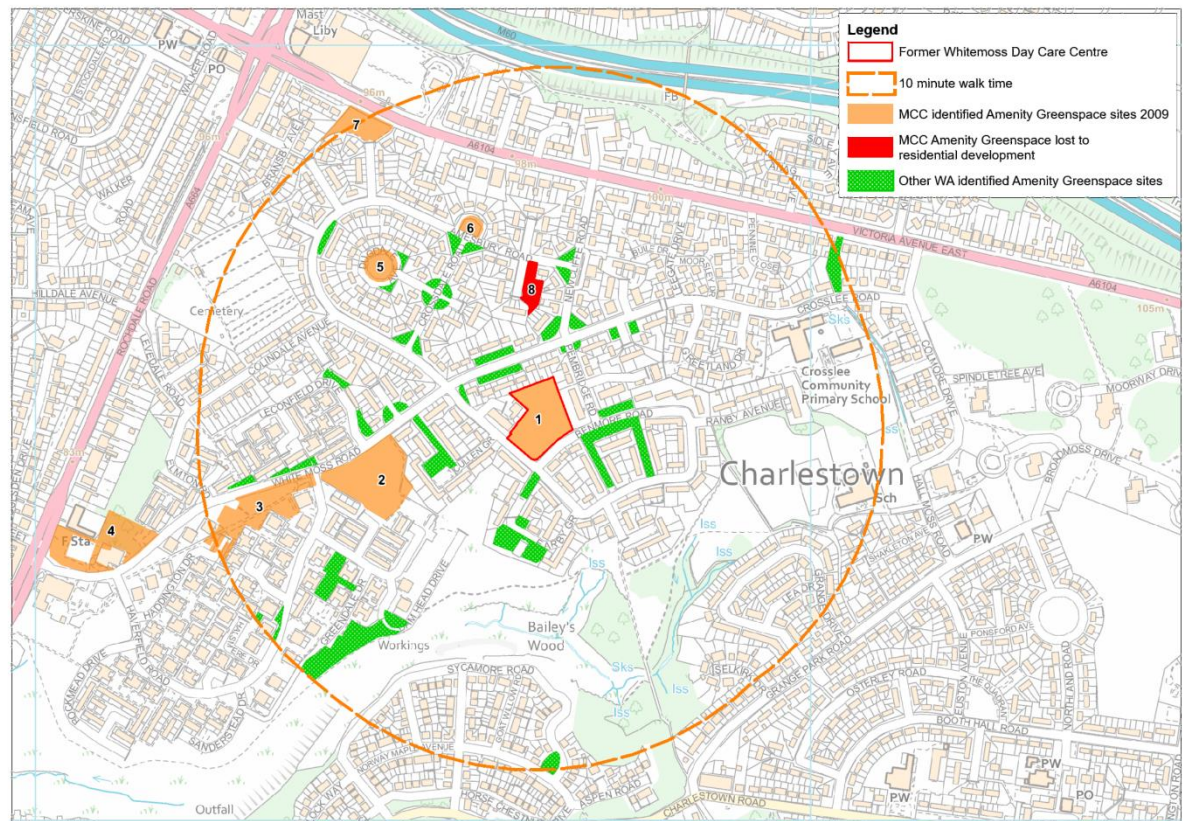


Figure 3 – Amenity Green Space within 480m (10-minute walk) of the site boundary

- 4.2.4 The adopted requirement identified in the 2009 Study for the provision of amenity open space is 0.4ha per 1,000 population, which was subsequently incorporated into the 2012 Core Strategy.
- 4.2.5 The overall average amenity green space throughout the authority meets this requirement precisely, while the quantum for north Manchester exceeds this figure slightly at 0.44ha per 1,000 people. The table below is taken from the 2009 Study and identifies amenity green space provision at the time of the assessment.

Table 6.2 – Provision of amenity green space across Manchester

Area	Current provision	Number of sites	Smallest site (hectares)	Largest site (Hectares)	Current provision per 1000 (hectares)
City Centre	4.40	18	0.04	0.54	0.44
East	56.60	119	0.07	7.55	0.78
Central	31.58	60	0.07	2.79	0.42
South	8.75	29	0.06	1.02	0.06
North	39.31	87	0.02	6.26	0.44
Wythenshawe	42.07	52	0.08	8.15	0.60
Overall	182.70	365	0.02	8.15	0.40

Table 1 – Quantity of Amenity Green Space and ha / 1000 population

Source: Manchester City Council City Wide Open Spaces, Sport and Recreation Study 2009

4.3 Assessment of Need

4.3.1 To supplement the existing high-level assessment undertaken for north Manchester as a whole, we have undertaken an area specific assessment to calculate a requirement for amenity open space within the circa 480m catchment area around the Former Whitemoss Day Care.

4.3.2 In order to calculate this figure, the average population density for the Charlestown ward as a whole was calculated to be 42 persons per hectare based on an overall population of 16,237 (ONS Census data). A 10-minute walking radius around the site boundary was then applied (as per figure 1) which comprised a total area of 62.74ha. Based on the MCC recommended standard of 0.4ha of amenity green space per 1,000 population, the requirement within this radius is 1.054ha to serve a population of 2,635 persons. This breakdown is expressed below in Table 2 for clarity.

Survey Area (HA)	Ward Population	Population Density (per ha)	Population within Survey Area	Required Green space standard per 1,000 population	TOTAL REQUIREMENT (HA)
62.74	16,237	42	2,635	0.4	1.0542

Table 2: Amenity Green Space Requirements

5 IMPACT ARISING FROM LOSS OF OPEN SPACE

5.1 Quantity and Accessibility

5.1.1 In order to assess the impact of the potential loss of the site at the Former Day Care Centre, we have quantified the actual provision of amenity green space within the catchment area. Figure 4 below identifies the site as the central focal point of the assessment and all the sites which fall in its 10-minute walk time catchment area, alongside each of those sites catchment areas.

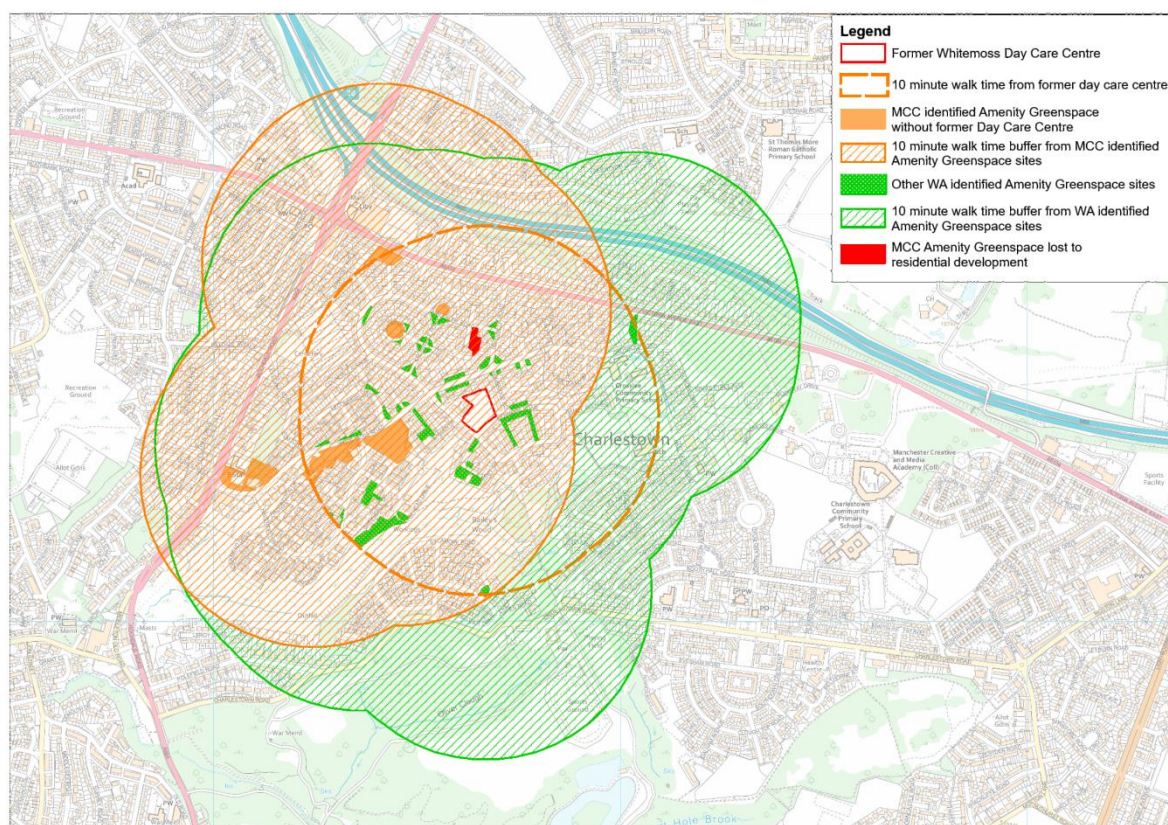


Figure 4: Amenity Green Space Sites and zones of influence

5.1.2 For the purposes of assessment of actual provision, we have excluded sites labelled 1 and 2 on Figure 3 as these are both being considered for development. We have therefore based the assessment of existing provision on sites 3,5,6,7 on figure 1. Based solely on the existing assessment of sites 3,5,6,7 (site 8 has been previously built on by MCC and site 4 is beyond the 10-minute walk radius), the development of both the former day care centre and land off Whitemoss Road/Dam Head Drive would mean a provision of 0.837ha in the locality, 0.217ha short of the required amount. The breakdown for this is identified below:

Figure 1 I.D.	Amenity Open Space Name	Area (ha)
3	White Moss Rd / Haddington	0.4705
5	Dugdale Avenue	0.1304
6	Amesbury Rd	0.0504
7	Langsdale Ave / A6104	0.1857
Required Amenity Green Space		1.0542
Actual Amenity Green Space		0.837

Table 3: Existing Amenity Greenspace

- 5.1.3 As noted, the figure above assumes that both sites 1 and 2 on figure 1 will be developed in order to provide a robust assessment. The inclusion of either sites 1 or 2 would increase the amount of amenity green space in the assessment area significantly above the required amount.
- 5.1.4 The additional amenity green spaces identified in the survey/desk top study undertaken in support of this assessment are identified in green on Figures 3 and 4, and all fall within the catchment area of the site at the former day care centre. The total quantum of these additional amenity spaces is identified below and is in addition to the sites identified in the 2009 Study.

Amenity Open Space Name	Area (ha)
Benmore Road	0.0453
Munslow / Bloxham Walk	0.2202
Cullen Grove	0.1209
Leconfield Drive	0.0265
Crosslee Road	0.0933
Sycamore Road	0.0449
Dugdale Avenue	0.0224

Amenity Open Space Name	Area (ha)
Amesbury Road	0.1189
Crossdale Road	0.0625
Amesbury Rd / Newcliffe Rd	0.0391
Earby Grove	0.1964
White Moss Rd frontage	0.3375
Haverfield Road Estate	0.4971
Total Additional Amenity Green Space	1.825

Table 4: Additional Amenity Green Space

5.1.5 The total amenity green space provision when combining the sites identified in tables 3 and 4 is **2.66ha**. This is a significant surplus over the 1.0542ha base requirement calculated for the locality.

5.2 Accessibility

5.2.1 We would also draw attention to the catchment areas detailed on Figure 4. These demonstrate that the significant majority of the proposals site zone of influence overlaps with other existing amenity green spaces from the 2009 Study. We do note an area to the east which should the site be developed, would lose access to the amenity provided by it and is not overlapped by any other existing amenity spaces within the study area. As such we would draw attention to Figure 5 provided overleaf.

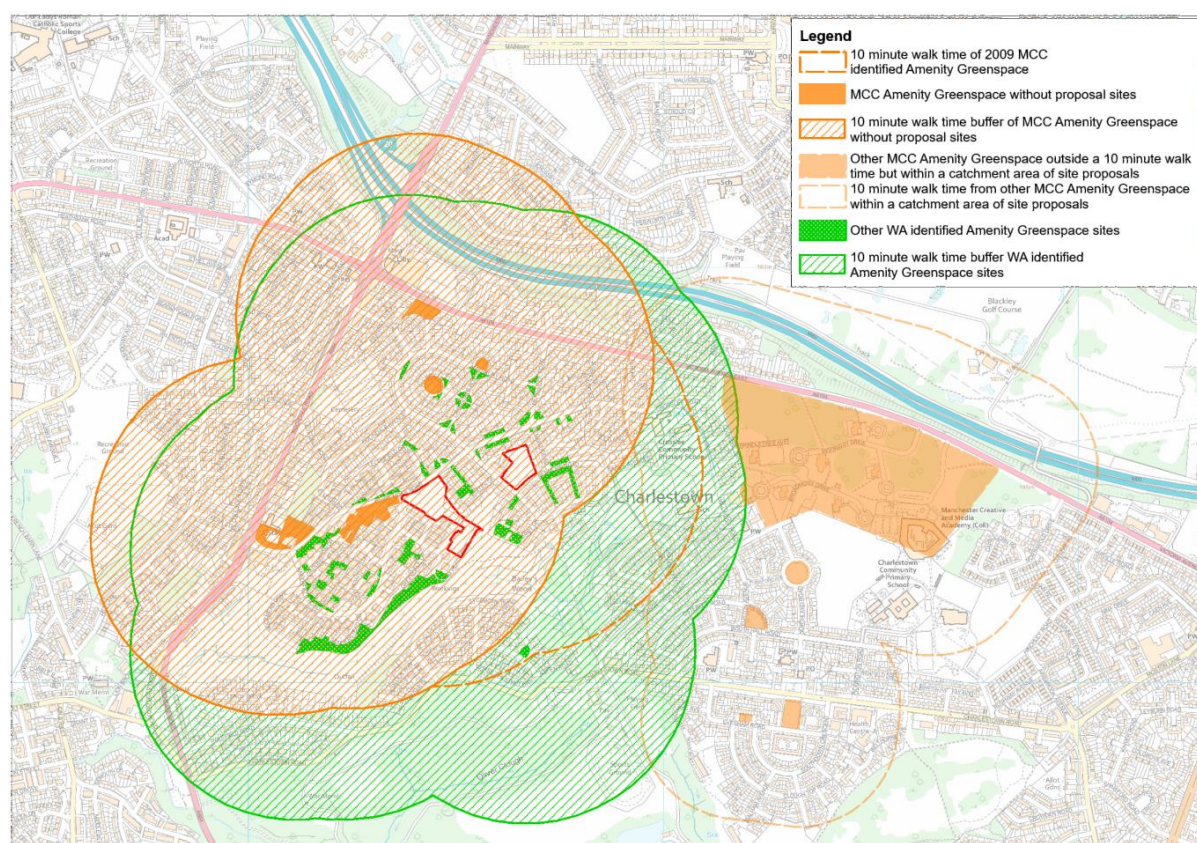


Figure 5: Wider Amenity Green Space Availability

5.2.2 Figure 5 provides an additional layer of accessibility analysis and assumes both sites 1 and 2 may be developed. This is done to provide a completely robust assessment of all potential development outcomes and clearly demonstrates that even with both sites developed, any areas served by the sites will not experience a shortfall in, or lack of access to alternative amenity green space.

5.2.3 Figure 5 clearly identifies that there is a significant quantum of additional amenity green space immediately surrounding the site which will also serve the eastern area currently served by the former day care centre. These additional amenity green spaces have all been assessed against the criteria within the 2009 Study and up to date national policy. We also draw attention to the further amenity green space identified in the 2009 strategy to the east of the proposals location which overlaps a significant portion of the area currently served by the site.

5.3 Other Typologies in the Catchment Area

5.3.1 In addition to the above, it should also be noted that the area is also well served by access to additional green space notably the presence of the Baileys Wood which is a substantial area of 'natural and semi natural open space' which serves the area.

5.3.2 Based on this assessment it is clear that there is a surplus of amenity green space should the site be developed, while there will be no detrimental impact on the wider accessibility of amenity green space to any residents within the zone of influence.

5.4 Potential Development at Whitemoss Road/Dam Head Drive

5.4.1 Whilst this Open Space Assessment is submitted principally in support of the potential development at Former Whitemoss Daycare Centre, it has included the potential for development of the open space at Whitemoss Road/Dam Head Drive for robustness in its assessments, although it is stressed it does not form part of this application submission.

5.4.2 These sites are identified on figure 3 as sites 1 and 2, and as noted, for the purposes of robustness have been excluded from the calculation of existing amenity green space owing to the possibility they both may be developed. Whitemoss Daycare Centre measures 0.53ha and Whitemoss Road/Dam Head Drive measures 1.1ha.

5.4.3 The table below identifies all amenity green space scenarios were sites 1 and 2 both included and excluded from the assessment.

Amenity Green Space Requirement (ha)	Existing Provision <u>without</u> Sites 1 & 2 (ha)	Existing Provision <u>with</u> Sites 1 and 2 (ha)	Existing Provision and table 3 amenity space <u>without</u> sites 1 & 2 (ha)	Existing Provision and table 3 amenity space <u>with</u> sites 1 & 2 (ha)
1.0542	0.837	2.46	2.66	4.29

Table 5: All Amenity Open Space Assessment Outcomes including/excluding Sites 1 and 2

5.4.4 It is also noteworthy that figure 5 is formulated on the basis of both sites 1 and 2 being developed, providing a complete and robust assessment of possible outcomes. It therefore clear that there is accessibility to significant amenity green space provision available to compensate for any loss through development.

5.4.5 It is clear that in all scenarios where sites 1 and 2 are included within the assessment, the quantum of amenity green space significantly exceeds the required quantum in all circumstances and there is adequate accessibility for residents to amenity green space.

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 99 identifies the circumstances under which it may be considered acceptable to develop open spaces, in particular we draw attention to part 'a' which identifies that open space should not be built on unless:

"an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements".

- 6.1.2 The proposals site is designated as 'amenity green space' within the 2009 Open Space Study, which, while significantly dated, remains the most recent document adopted by MCC for the purposes of this open space assessment. We reiterate that we do not consider the site meets the local or national criteria required to be considered amenity green space and question the rationale for its original designation in 2009 when it was in use as a day care centre.
- 6.1.3 For the purposes of robustness and continuity, this report has updated the now historic assessment and incorporated areas of amenity green space that were either previously overlooked or potentially not in existence at the time of the study.
- 6.1.4 These identified sites and catchment areas (10-minute walking distance) have then been applied to OS base mapping to provide a clear visual representation of local context. The analysis of ONS data has then provided an accurate calculation of the population within the catchment areas of the site which would be affected by its potential development/loss. This figure has then been used to establish the open space requirement based upon the population within the catchment area and whilst still benchmarking against the adopted 2009 Study and 2012 Core Strategy figure of 0.4ha per 1,000 residents.
- 6.1.5 This assessment has clearly demonstrated that when factoring in the additional identified amenity green spaces, there is a substantial surplus when measured against the quantified need. This remains the case even if both the former day care centre and site at Whitemoss Road/Dam Head Drive were to come forward for development. Should only one of these two sites come forward, there would remain an overall surplus in the locality even measured solely against amenity green spaces identified in the 2009 Strategy.
- 6.1.6 The report also identifies that accessibility to amenity green space is still secured for the population within the catchment area.

- 6.1.7 Given these findings, it is our considerations that the facets of NPPF policy 99(a) apply in full, and the test to justify the area of designated open space is surplus to requirement has been met.

APPENDIX 1
OPEN SPACE ASSESSMENT SURVEY AND PHOTOGRAPHS

Guinness Partnerships: Former Whitemoss Day Care – AMENITY GREEN SPACE – SURVEY SHEET

SITE INFORMATION

Site Name & Unique ID	GM12648
Address	Former Whitemoss Day Care - M9 6DN
Coordinates (centre)	Easting: 386654, Northing: 403511
Area	0.53ha
SHLAA SITE (Details if yes)	Char_Cap_402
Planning Designations	Open Space
Other Designations	

Other Notes (e.g. Potential or Additional ARL):

Identified in 2022 SHLAA as having capacity for up to 24 dwellings deliverable in 1 - 5 years.
Address given as Former Whitemoss day centre.

SITE ASSESSMENT CRITERIA

Primary Amenity Value

Recreation (Physical)		Aesthetic (visual)	✓
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Physical Analysis

Criteria	✓	Notes / Other		
Access:				
Car parking		Bicycle provision		Disabled access
Circulation:				
Footpath		Cyclepath		PRoW (incl. connections)
Vehicle access		Desire lines		Access restrictions
Signage:				
Boundaries:	✓			
Walls		Fencing	✓	Hedges
Furniture:				
Seating / tables / benches		Bins / dog bins		Lighting
Buildings / Facilities:				

<i>Building/Permanent Structure</i>			<i>Hardstanding</i>			<i>Drinking water / other</i>		
Play / Sport:								
<i>LAP/LEAP/NEAP/MUGA</i>			<i>Other child/teen play</i>			<i>Trim trail / Adult provision</i>		
<i>Pitches / courts</i>			<i>Play / Safety surfacing</i>			<i>Dog fencing</i>		
Security:								
Vegetation / Habitat:								
<i>Amenity grass</i>		☒	<i>Meadow area / margins</i>			<i>Naturalised grass</i>		☒
<i>Woodland / woody scrub</i>			<i>Tree groups / avenues</i>			<i>Individual / scattered trees</i>		☒
<i>Ornamental planting</i>			<i>Water / Wetland</i>			<i>Other</i>		☒
Multifunctionality:								
Connectivity:								
Other Notes / observations: - The site is completely contained by fencing and hedgerow and only accessible by virtue of one of the gates being missing. - The site is unmaintained and comprises overgrown grassy scrub across the majority of the area with some individual trees towards the boundaries. - There is no clear landscaping or features/ evidence of public use aside from significant 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: - The site is surrounded by housing and provides visual amenity to dwellings within the immediate vicinity. - The site can be viewed in parts from the surrounding footpaths and provides a green visual amenity in an otherwise urban location.			

GREEN SPACE DEFINITION			
Mown grassed area for informal recreation		Incidental green space within residential area	✓
Highway land / verge / landscaped roundabout		POS around memorial	
Roof garden		Area of formal planting (incl. hedging)	
Other / Further details: - The site is identified as 'amenity green space' within the 2009 Open Space Strategy, however the site previously comprised a daycare centre and was therefore not historically operating as an amenity open space. - The closure and demolition of the daycare centre has meant the site has been left unmanaged and now forms 'incidental greenspace'. The site would not be publicly accessible were it not for the removal of one of the gates.			

GREEN SPACE TYPOLOGY			
Site meets criteria of another Typology?	✓	a) Site to have split typologies	
b) Site to have multiple typologies		c) Reassign the Typology	
Playgrounds		Allotments	
Formal Parks & Gardens		Green Corridor River or Canal	
Cemeteries & Churchyards		Semi-natural Green Space	
Details: There does not appear to be any deliberate intention to make the site available for public access or amenity. We would suggest the site does not meet the criteria required to be considered amenity green space.			

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 is unmaintained and overgrown which limits accessibility. - There are limited views from some boundaries into the site due to the hedgerow being of significant height and unmaintained. - The site is not considered to fall comfortably within the description of amenity greenspace owing to it not bearing any evidence of public recreation or use other than fly tipping. The site is also only accessible by virtue of a single missing gate, all other access points are deliberately secured.			











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