

Planning Policy Comments

Application No: 69215

Location: Land adjacent to 78 Countess Lane, Radcliffe, M26 3NH

Proposal: Erection of 1 no. dwelling

The site is designated as protected recreation provision in the urban area under UDP Policy RT1/1.

Policy RT1/1 seeks to safeguard the provision of recreation land within the urban area and development will not be allowed where it would result in the loss of outdoor public or private recreation facilities including parks and gardens unless it meets specific criteria.

Whilst similar, the approach in Policy RT1/1 has now been superseded by Paragraph 99 of the NPPF which states that "existing open space, sports and recreational buildings and land, including playing fields, should not be built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; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of the 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".

The Greenspace Audit and Strategy (February 2015) categorised the site as amenity greenspace (sub type informal recreation) of good quality (RP/RD023/00).

The Audit and Strategy shows that there is an excess of amenity greenspace in Radcliffe and the quality of amenity green space in Radcliffe is shown to meet the minimum standard.

The submitted Planning Statement provides an assessment of recreation provision and makes reference to the above findings of the Greenspace Audit and Strategy.

On balance, given the identified surplus of Amenity Greenspace provision in the Radcliffe area, the proposal to redevelop the site would be considered in line with NPPF paragraph 99 a).

Officer: SB

Date: 19/04/2023