

Planning Policy Comments

Application No: 68609

Location: Hoyles Nursery School, Chesham Fold Road, Bury, BL9 6HR

Proposal: Erection of temporary external classroom and play area with 2m high boundary fencing.

The proposal is to install a shipping container on a raised deck to create a small forest school classroom in Hoyles Park.

Community Facilities

Paragraph 93 of the National Planning Policy Framework (NPPF) states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

The proposal for a converted shipping container would provide a dual teaching/community space which would serve both the Nursery and the local community.

Recreation

The site is designated at RT1/1 in the Bury UDP.

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Whilst similar, the approach in Policy RT1/1 has now been superseded by Paragraph 99(b) of the NPPF which states that 'existing open space, sports and recreational buildings and land, including playing fields, should not be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 Bury Greenspace Audit and Strategy (February 2015) categorises Hoyles Park as Parks and Gardens and concludes that there is an oversupply of Parks

and Gardens in Bury East. Nevertheless, there are deficiencies in other typologies (Natural and Semi Natural Greenspace, Amenity Greenspace, Provision for Children and Young People and Allotments).

The "Provision for children and young people" typology includes "more natural forms of play". Whilst the proposal would not fully fall under this category as initially the use will be limited to the Hoyle Nursery, it would provide a contribution to this typology when the use is expanded to the wider community and neighbouring schools.

On balance, therefore, it is considered that the proposal is acceptable in the context of the NPPF.

Officer: FS

Date: 18th August 2022