

PLANNING STATEMENT



Land Adjacent to 78 Countess Lane, Radcliffe M26 3NH

Assessment to loss of recreation land (Para 98 & 99)

Date Of Issue: 01 March 2023

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1.0 Background / Overview

The space adjacent to 78 Countess Lane is considered as an amenity greenspace which its boundary sits between Countess Lane and Westminster Avenue. The classification to this amenity greenspace is considered to be a 'Visual Amenity' given this is a grassed area which offers no recreational function.

The land has a small strip of green lawn to the front elevation which has a wooden fence line that sits between both boundary points including a lamppost that is situated to the pavement area, covering a total of 819sqm / 0.20 acres.

The land is not maintained with exception to the existing trees and currently has over-grown plantation to the entire coverage. There are two trees closely situated together on the main frontage view and one to the rear of the site. The Arboricultural report identifies the proposed replacement to compensate for the loss of trees specifically to the front elevation of this development.

Access via this area has not been shown to be heavily trafficked with pedestrians in its current state and merely creates a 'rat run' affect between the three main adjoining points.

The north of the site has houses on Ashcombe drive overlooking the land which are two storeys high and the houses to the south (78 Countess Lane & 89 Westminster Avenue) overlook the same from south boundary which are of similar heights of two storey.

2.0 Valid points of consideration

1. The open space is not currently being used for any recreational purposes within the community given the greenery is overgrown and does not have any current use for the wider public besides a walk through from Countess Ln adjoining Ashcombe drive and Westminster Ave. This land at present can also be viewed as a hotspot for crime and has no formal use such as a playing field / beneficial amenity space.
2. The following areas in Radcliffe cover use of amenity spaces which shall replace the loss of this land but also proves better provisions in more suitable locations :
 - Turks Rd / Radcliffe Moor Rd verges towards Countess Lane
 - Penrice Close / Radcliffe Moor Rd
 - Milton Rd greenspace to rear of Kilburn rd. residents
3. The following places already cover the main formal uses for this area and will not be of any significant loss when this land is converted and include the following areas which are in close proximity as identified below which covers Para 99 (b) of the NPPF:
 - Redbank playing fields (approx. 15min walk / 4m drive)
 - Radcliffe Juniors Football Club (approx. 15m walk / 4m drive)
 - Coronation Road Children's centre (approx. 7min walk / 3m drive)
 - Pilkington Park (approx. 13min walk / 2m drive)
4. The space is not classified as greenbelt (where sufficient protection would exist against inappropriate development) and would further contribute to the housing shortfall identified in the Bury council strategic plans
5. The proposed landscape demonstrate that biodiversity and green infrastructure is maintained in alignment with Para 114 which plans for positive creation and enhancement
6. Amenity Greenspace accessibility threshold recommendation are set as 400m in the Bury Greenspace however the location for other areas in the demise are less than this

7. RT 1/1 of the Bury Recreation policy states exception to this policy can be on alternative provisions of an equivalent community benefit made available, this can be shown via the Bury playing pitch and outdoor sport strategy report (2019)
8. RT 1/1 of the Bury Recreation policy states exception to this policy where it demonstrates there is an excess of sports pitch provision and public open space in the area, this has been shown via the assessments made in Bury reports as referenced in this statement

3.0 Loss of recreation (Paragraph 98 & 99 assessment)

Qualitative Assessment

The qualitative assessment made in comparison to the above recreational spaces being formally available would not alter nor provide any less functional use to this particular plot of land and would only be a Quantative loss in technical terms without any detrimental impact to the overall openness of the Radcliffe vicinity spaces.

The area of this particular land would not form part of the pitch / sports assessment given it has no equivalent standards to that of a playing pitch as recognised and accounted for in the Bury Playing pitch strategy assessment.

Reference the Bury Greenspace Audit and strategy plan , the detailed analysis shows how Bury's natural greenspaces are met to meet ANGSt which the Borough largely meet. Furthermore, the GSAS report shows that 61% of residents stating they believe enough space existed in the wider sense to their location.

Fields in Trust recommend an accessibility benchmark standard of 100 metres for local play areas and recreation, the Bury distance thresholds from GLA / CABE for Amenity space shows that the visual amenity has no threshold in place as detailed in the table below:

	GLA Equivalent	Distance threshold
Informal Recreation	Pocket Parks	Less than 400m
Visual Amenity	N/A	

In addition to this, the Bury playing pitch and outdoor sport strategy report (2019) outlines the site as not being an unmarked playing field or disused / lapsed site. The same report also outlines there is sufficient allowance for future use on its existing sports pitches in Radcliffe (i.e., play is below the level the site could sustain).

The overall scoring for Radcliffe shows a good standard being achieved at present and would not fall below minimum thresholds.

The report findings conclude areas such as MUGA's , Skate Parks, Allotments and Civic Spaces are not of high quality to Radcliffe therefore this would not fall within the same category for amenity greenspace as detailed in the below table 3.

Table 19: Summary of Qualitative Assessment and Comparison with Minimum Qualitative Standards

	Parks and Gardens	Natural/ Semi-Natural Green-space	Playing Pitches	Bowling Greens	Tennis Courts	Amenity Green Space	Equipped Play Areas	MUGAs	Skate Parks	Allotments	Cemeteries/ Church-yards	Civic Spaces
RAD	65%	34%	50%	64%	75%	60%	69%	53%	52%	39%	74%	86%

Table 3: Summary of Qualitative Assessment and Comparison with Minimum Qualitative Standards

The focal areas in which the Bury Council has identified as being deficient for accessibility to the Amenity Greenspace are as listed below.

None of these areas fall locally to Countess Lane vicinity:

- Starling Road area
- Bury Road area
- Dumers Lane area
- Radcliffe New Road / Nipper Lane area
- Chapelfield
- Outwood Road (south)

Quantative Assessment

Based on GSAS report findings 2015, it shows there are a considerable number of locations which provide amenity spaces which can clearly show Radcliffe possessing significantly more in terms of both quantity of Ha. Per 1000 population and no. of sites to Township which show above average figures.

Should the site proposal be taken away from this figure (0.8 Ha – 0.08 Ha), the overall number of amenity greenspaces will not reduce significantly.

Figure 28: Quantity of Amenity Greenspace (no. of sites) by Township

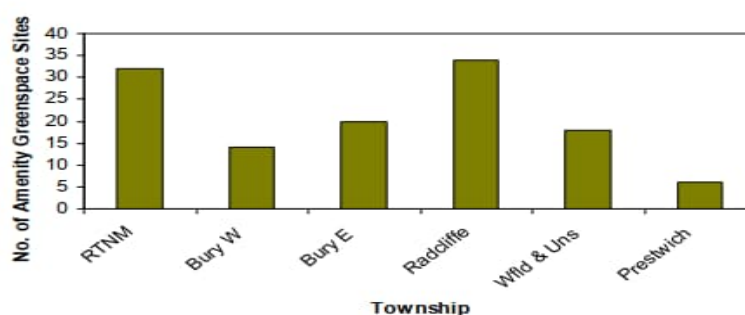


Figure 29: Quantity of Amenity Greenspace (Ha. per 1,000 Population) by Township

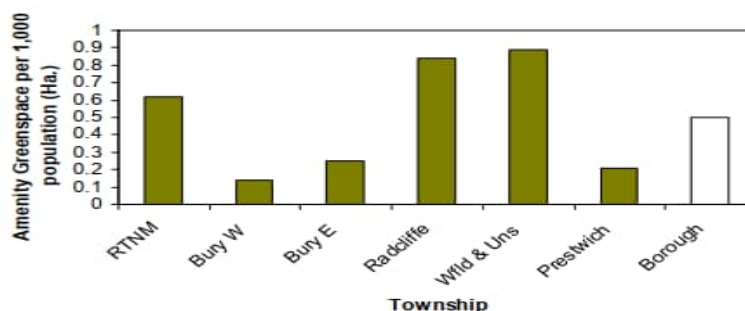


Table 1 illustration taken from the GSAS Appendices 2016

In support of this application, we have assessed the GSAS report identifying the comparison of Quantative provision and the minimum Quantative standards required for the Radcliffe area.

Table 2 below shows a summary of the existing Ha. and required Ha; this cumulative is classified as significant (i.e., in excess of the numbers required in Radcliffe (10.01 to 50 Ha or 11 to 50 allotment plots).

	Population (aged 0-19 in brackets)		Parks and Gardens (Ha.)	Natural and Semi- Natural Greenspace (Ha.)	Outdoor Sports (Ha.)	Amenity Greenspace (Ha.)	Provision for Children and Young People (Ha.)	Allotments (plots)
Provision Standard per 1,000 population			0.73	3.90	0.83	0.5	0.25	3.9
Ramsbottom, Tottington and North Manor	31,363 (7,290)	Required	22.77	122.21	26.02	15.74	1.80	122
		Existing	23.43	131.53	23.33	19.36	2.45	126
		Balance	+0.66	+9.31	-2.69	+3.61	+0.65	+4
Bury West	21,843 (5,038)	Required	15.86	85.12	18.12	10.96	1.25	85
		Existing	34.14	38.01	11.07	3.10	0.90	67
		Balance	+18.28	-47.10	-7.05	-7.86	-0.35	-18
Bury East	34,178 (9,193)	Required	24.81	133.18	28.35	17.16	2.27	133
		Existing	40.96	57.46	36.54	8.49	1.42	86
		Balance	+16.15	-75.73	+8.19	-8.67	-0.85	-47
Radcliffe	33,673 (8,554)	Required	24.44	131.22	27.94	16.90	2.11	131
		Existing	18.89	183.86	23.16	28.21	1.56	31
		Balance	-5.55	+52.65	-4.78	+11.31	-0.56	-100

Table 2: Comparison of Existing Quantitative Provision against Minimum Quantitative Standards

Conclusion

This supporting planning statement has now assessed the loss of recreation space to the land adjacent to 78 Countess Lane which summarises a very minimal impact to the current figures and reports stating what is needed to overcome such deficits elsewhere in the community.

Whilst we recognise the RT1/1 Policy which safeguards recreation provision, we also have identified this area of land has become derelict thus becoming a non-purposeful function since the land being purchased in 2022.

Both the quantitative and qualitative assessments target numbers have been reviewed in detail to the documents as reference herewith to ensure any factors which may require mitigating are implemented into the proposed scheme.

Under Para 99, we have provided details to demonstrate under section (a) that this planning support shows the mitigating circumstances for which this would be deemed acceptable by the council.

Ref RT1/1 (Protection of recreational provision in urban area), we have identified there is playing provision elsewhere in the local vicinity and quality of life within this urban area is not compromised. Whilst recognising the policy is to protect sites such as this whilst not a greenspace, we have covered the alternative areas being used more so over the current location along this area.

References

Bury playing pitch and outdoor sport strategy report (2019)

Bury greenspace audit and strategy (2015)

Local Green Space Background Paper (2018)

UDP Part 2 Recreation and Tourism

Disclaimer

Any advice given by RJ Planning Dynamics in relation to appraisals will be based on the professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although we may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations or ordinary watercourse consents. You will need to carry out your own checks to determine whether any other consents or permissions would be considered unacceptable in this type of quiet residential setting and would therefore fail to maintain the residential amenity of neighbouring occupants.

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