

Agenda
Session 3- 09.30 Wednesday 5 February 2020
Matter 3
Local Green Space (LGS)

This matter considers the proposed main modifications (MMs) to delete LGS in Cheddleton, Biddulph and Blythe Bridge following the Inspector's Post-Hearing advice (MMs 56, 59, 61 and 73).

Issues

1. Cheddleton

1.1 Is the deletion of the LGS designations at Ox Pasture in Cheddleton justified taking into account paragraphs 76 and 77 of the Framework and the advice within the Planning Practice Guidance?

For ease of reference the LGS designation should only be used:

- a. Where the green space is in reasonably close proximity to the community it serves;*
- b. where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and,*
- c) where the green area concerned is local in character and is not an extensive tract of land.*

The Council refers to the Inspector's Post Hearing Advice and its review of the LGS designations applying the criteria within the Framework. It notes the significant community response to the MMs.

2. Biddulph

2.1 Is the deletion of the LGS designations at Dorset Drive (west and east) justified taking into account paragraphs 76 and 77 of the Framework and the advice within the Planning Practice Guidance?

The Council refers to the Inspector's Post Hearing Advice and its review of the LGS designations applying the criteria within the Framework. It notes the community response to the MMs and that the sites would be protected from development as open space by Policy C2.

2.2 Are there any implications arising from proposals for LGS within the emerging Biddulph Neighbourhood Plan (NP) for the LGS designations in the LP?

The emerging NP has proposed some 80 or so LGS designations. Whether those proposed designations, including those shown at Dorset Drive, meet

the requirements of national policy will be a matter for the Examiner, if and when the NP reaches that stage. The 7 sites now shown as LGS in the LP are also shown as LGS in the NP.

3. Blythe Bridge

3.1 Is the deletion of the LGS designations at Blythe Bridge justified taking into account paragraphs 76 and 77 of the Framework and the advice within the Planning Practice Guidance?

The Council refers to the Inspector's Post Hearing Advice and its review of the LGS designations applying the criteria within the Framework. It notes that the sites at Caverswall Old Road, Blythe View and Elmwood Drive would be protected from development as open space by Policy C2.

Main Evidence Base

EL10.001 - Schedule of Main Modifications

SD22.5 - Landscape, Local Green Space and Heritage Impact Study Aug 2016

SD22.5a - Landscape, Local Green Space & Heritage Impact Study Maps Aug 2016

SD22.8 - Landscape, Local Green Space and Heritage Impact Study Assessment of Additional Sites Oct 2017

SD22.9 - Landscape, Local Green Space and Heritage Impact Study - Review of Representations

EL6.007 - Local Green Space Designation Review

EL6.008 - Letter to Council - Local Green Space Designations

Participants

SMDC

Kevin Barr (on behalf of Cheddleton Residents Group)

Paul Jones (on behalf of Cheddleton Residents Group)

Councillor M Bowen (on behalf of Cheddleton Parish Council)

Sarah Haydon of Biddulph Town Council

Andy Williams of Advance Land and Planning (on behalf of Seabridge Developments)

Roy Leigh of Leigh Ecology (on behalf of Seabridge Developments)

Statements

SMDC (EL12.019)

Advance Land and Planning (EL12.007)

Cheddleton Residents Group (EL12.017)

Biddulph Town Council (EL12.018)