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# LAND AT BORROWDALE ROAD MIDDLETON OPEN SPACE ASSESSMENT

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## 1.0 Introduction

### Purpose and Scope

- 1.1 This Open Space Assessment (OSA) has been produced by The Environment Partnership (TEP) Limited on behalf of Rochdale Borough Council (RBC) to support a planning application for a community led residential development of 30 dwellings, on land off Borrowdale Road, which comprises of a portion of Borrowdale Park within the Langley Estate, Middleton (hereby referred to as the 'Site').
- 1.2 The Site is currently designated in the RBC Unitary Development Plan 1996-2016 (saved policies) under Policy G3 'Protected Existing Recreational Open Space'.
- 1.3 This OSA has been produced to support a planning application for residential development in line with the requirements of paragraph 99 of the National Planning Policy Framework (NPPF) 2021 which states that existing open space should not be built on unless:

*"An assessment has been undertaken which has clearly shown the open space is surplus to requirements; or the loss would be replaced by equivalent or better provision in a suitable location; or the development is for alternative sports and recreational provision".*

- 1.4 The quality of the open space at the Site, and 17 alternative open spaces within 480 metres of the Site were audited by a suitably qualified landscape professional in February 2023 against the Green Flag Award criteria. The overall assessment has been made in Chapter 6.0.

### OSA Structure

- 1.5 The OSA is structured as follows:
  - Chapter 2.0 - Site context, including location, proposed development and planning application history;
  - Chapter 3.0 - Local and national planning policy review, including national open space best practice guidance;
  - Chapter 4.0 - Open space assessment methodology;
  - Chapter 5.0 - Open space quality audit results;
  - Chapter 6.0 - An assessment of information provided in Chapters 2.0-5.0; and
  - Chapter 7.0 - Conclusion of the information provided in this OSA.
- 1.6 Appendix A is the Open Space Assessment Plan (TEP ref: G9850.001), Appendix B details the results of the quality site audits (TEP ref: x9850.001) and Appendix C is a summary of relevant planning history summary.

## 2.0 Site Context

### Location

- 2.1 The Site is in the Langley Estate, approximately 1.5km north of Middleton town centre and approximately 7km south-east of Rochdale town centre. The Site is located within Borrowdale Park (an Amenity Greenspace) and is bound by Borrowdale Road and an existing residential development to the north, amenity grass to the east and south, and a line of trees to the west.
- 2.2 The Langley Estate predominately comprises of social rented properties with several local centres and community facilities. The Middleton Green Infrastructure Action Plan<sup>1</sup> (RBC, 2012) describes the Langley Estate as having *"significant areas of open space but much of it is characterless mown 'green desert' with limited green infrastructure functions and some evidence of poor drainage"*.
- 2.3 There are no international, national or local designations which cover the Site or located within 1km of the Site.
- 2.4 There are no formal Public Rights of Way (PRoW), however there is a path which crosses the Site allowing access to the wider Borrowdale Park.
- 2.5 There are a variety of open spaces within walking distance of the Site including Truffet Park (an award winning Green Flag Award Park) located approximately 760m south-west of the Site and Bowlee Community Park located approximately 600m west of the Site. These existing sites provide environmental, aesthetic and recreational benefits for the community.

### The Site

- 2.6 The Site's red line boundary comprises of 0.587 ha of land currently designated as Amenity Greenspace within the wider Borrowdale Park. Amenity Greenspace is described in the Guidance for Sport Play 'Beyond the Six Acre Standard' (Fields in Trust (FiT))<sup>2</sup> as
- "informal recreation spaces, communal green spaces in and around housing, and village greens"*.
- 2.7 The Site comprises of a large area of mown amenity grassland with fringes of young plantation woodland and hardstanding tracks which are used as pathways across the Site (Figure 1). The wider Borrowdale Park has scattered trees, scrub and hedgerows around the edges of the Site which provide visual screening for existing residential developments and St Marys RC Primary School (Figure 2). The existing habitats on Site provide nesting, foraging and commuting opportunities for bats, birds and hedgehog. The Site is known to be regularly used by dog walkers, commuters and for other recreational activities.

<sup>1</sup> [Middleton Green Infrastructure Action Plan, January 2012 \(rochdale.gov.uk\)](https://rochdale.gov.uk/middleton-green-infrastructure-action-plan/)

<sup>2</sup> <https://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England.pdf>

- 2.8 There is step free access into the Site from Borrowdale Road to the north, Haweswater Drive to the east, Wasdale Drive to the south east and access from the south via All Saints & Martyns Church.
- 2.9 The Site is shown on Open Space Assessment Plan (TEP ref: G9850.001) in Appendix A.



Figure 1: The Site, Land at Borrowdale Road



Figure 2: Borrowdale Park

## Proposed Development

- 2.10 The proposed development comprises of 30 residential dwellings with associated landscaping. The dwellings are to be arranged along a single road leading from Borrowdale Road, and include a mix of residential dwellings including apartments, flats and houses. The dwellings will all be located on the northern side of the new access road and arranged back-to-back to provide natural surveillance across Borrowdale Park. A new pedestrian path will link into the existing path network within Borrowdale Park providing accessibility for residents and visitors.

## Pre-Application Advice

- 2.11 Pre-application advice (ref: PREAPP/00131/21) was sought from RBC in May 2022. The main points related to this OSA include site allocations and landscaping.

### Site Allocations

- 2.12 The pre-application advice by RBC states that the Site is designated as 'Protected Existing Recreational Open Space' in the RBC Unitary Development Plan (UDP) 1996-2016 (saved policies), Policy G5. However, through detailed analysis of the local planning policy in Chapter 4, we have determined that the Site is allocated under Policy G3 as per the supporting UDP Map.
- 2.13 RBC has stated that the planning application must demonstrate that the loss of open space will be outweighed by the benefits of the scheme in terms of enhancing the area within the red-line boundary as well as the existing open space.

### Landscaping

- 2.14 RBC advised that the Site should incorporate landscaping and tree planting to increase the biodiversity value of the area. Native species should be used to provide food sources for birds and insects. Bat and bird boxes should be implemented as well as hedgehog hideaways to enhance the biodiversity of the area.

### **Planning History in the Langley Estate**

- 2.15 A planning history search of residential developments within close proximity to the Site, including Willow Park has been undertaken. The details of this search has been provided in Chapter 6.0 Overall Assessment and Appendix C.

## 3.0 Planning Policy Review and National Benchmark Standards

3.1 A review of national and local planning policy and open space guidance documents has been undertaken, specifically to understand the open space at the Site. This planning policy review includes:

- National planning policy and guidance:
  - National Planning Policy Framework;
  - Planning Practice Guidance; and
  - National Benchmark Standards, Field's in Trust's Beyond the Six Acre Standard.
- Greater Manchester Combined Authority (GMCA);
  - Greater Manchester Strategy - Good Lives for All (GMCA, 2021-2030).
- Local planning policy and guidance:
  - Core Strategy (2016);
  - Unitary Development Plan 1996-2016 (saved policies);
  - Provision of Recreational Open Space in New Housing Supplementary Planning Document (SPD) 2008;
  - Quantitative and Qualitative Assessment (TEP, 2008); and
  - Langley Masterplan<sup>3</sup> 2012.

### National Planning Policy and Guidance

#### National Planning Policy Framework (NPPF)

3.2 The National Planning Policy Framework (NPPF), published in July 2021 sets out the Government's strategic objectives for plan making and decision taking in England. Local Authority development plans and decision making must accord with the general principles detailed in the NPPF, and it is a material consideration in the determination of all planning applications.

3.3 The NPPF defines 'open space' as:

*"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".*

#### *Promoting Healthy and Safe Communities*

3.4 To promote healthy and safe communities, paragraph 92 states that planning policies and decisions should aim to achieve healthy, inclusive, safe and accessible places which promote social interaction and enable and support healthy lifestyles.

3.5 Planning decisions should consider social, recreational, cultural facilities and services the community needs, including open space, as per paragraph 93(a).

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<sup>3</sup> [Microsoft Word - \\$va1nz55a.doc \(rochdale.gov.uk\)](#)

- 3.6 Paragraph 98 states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.
- 3.7 Paragraph 99 states that existing open space, including sports and recreational buildings and playing fields, should not be built on unless an assessment has been undertaken which has clearly shown the open space is surplus to requirements; or the loss would be replaced by equivalent or better provision in a suitable location; or the development is for alternative sports and recreational provision.
- 3.8 To achieve well-designed places, paragraph 131 states that trees make an important contribution to the character and quality of urban environments. Planning policies and decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments.
- 3.9 When determining planning applications, paragraph 180 states that local planning authorities should support development whose primary objective is to conserve or enhance biodiversity; opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

#### Planning Practice Guidance (PPG)

- 3.10 PPG provides additional guidance on the planning policies set out in the NPPF. PPG's are a material consideration in the decision making process. PPG will, where necessary, be updated in due course to reflect changes to the revised NPPF (2021).

#### *Healthy and Safe Communities<sup>4</sup> (March 2014 updated November 2019)*

- 3.11 The Healthy and Safe Communities PPG sets out key advice on how to account for health and wellbeing in the planning process in two ways:
- Creating environments that support and encourage healthy lifestyles; and
  - Identifying and securing the facilities needed for primary, secondary and tertiary care and the wider health and care system.

- 3.12 This PPG states how planning can influence the built environment to improve health and reduce levels of obesity in local communities.

#### *Natural Environment (January 2016 updated July 2019)*

- 3.13 The Natural Environment PPG advises on land of environmental value, green infrastructure (GI), biodiversity and ecosystems and landscape.
- 3.14 The PPG highlights the importance of GI as a natural capital asset. These include community benefits such as enhancing wellbeing, outdoor recreation, food and energy production and mitigating the effects of climate change, such as urban cooling and flood risk management.

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<sup>4</sup> [Healthy and safe communities - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/healthy-and-safe-communities)

3.15 The following PPG's were also reviewed, but considered not relevant to this OSA:

- Public Rights of Way and Local Green Space PPG;
- Climate Change PPG; and
- Planning Obligations PPG.

#### National Benchmark Standards

*Guidance for Outdoor Sport and Play 'Beyond the Six Acre Standard' (Fields in Trust (FiT))<sup>5</sup>*

3.16 Guidance for Outdoor Sport and Play 'Beyond the Six Acre Standard' (FiT, 2020) provides benchmark standards for Local Authorities for the Quantity, Quality and Accessibility of open space. FiT identifies informal outdoor space as Parks and Gardens, Amenity Greenspace and Natural and Semi-Natural Greenspace.

3.17 FiT guidance states that areas of informal recreation green spaces and village greens are classed as Amenity Greenspace.

3.18 Quality guidelines for Amenity Greenspace are:

- Appropriately landscaped;
- Positively managed;
- Provision of footpath;
- FiT Protection; and
- Designed so far as to be free of the fear of harm and crime.

*National Design Guide (published 2019, updated 2021)*

3.19 The Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

3.20 With regards to public spaces, these should be:

- Well located, high quality and attractive;
- Well designed and safe; and
- A place for social interaction.

3.21 Furthermore, well-designed places consider management and maintenance regimes from the early stages of the design process and set them out in a management plan. They consider potential impacts on communities such as service charges or where management will pass into the control of a managing organisation.

#### **Greater Manchester Combined Authority (GMCA)**

Greater Manchester Strategy - Good Lives for All (GMCA, 2021-2030)<sup>6</sup>

3.22 The Greater Manchester Strategy - Good Lives for All was adopted in 2021 and sets out the vision and long-term spatial strategy for GMCA, up until 2030 and is a material consideration for decision making.

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<sup>5</sup> [Guidance-for-Outdoor-Sport-and-Play-England.pdf \(fieldsintrust.org\)](#)

<sup>6</sup> [GMCA Greater Manchester Strategy 2021–2031 \(aboutgreatermanchester.com\)](#)

- 3.23 The Strategy is Greater Manchester's plan for all the communities, neighbourhoods, towns and cities which make up our city region. The Strategy sets out a route, over the next decade, to deliver this vision for the benefit of our people, our places and our planet.
- 3.24 The Strategy has three shared outcomes which include people's wellbeing, thriving businesses and leading the UK and the world. This includes creating better homes, jobs, transport, health and living in vibrant communities.

#### Emerging Places for Everyone (GMCA)

- 3.25 Places for Everyone is a long-term plan of nine Greater Manchester Local Authorities (including RBC) for jobs, new homes, and sustainable growth. It has been prepared by the GMCA on behalf of the nine districts.
- 3.26 Nine councils in Greater Manchester have now submitted the Places for Everyone plan to the Secretary of State for Levelling Up, Housing and Communities. The Plan has been submitted together with all the supporting documents, background evidence, and representations received during the final stage of public consultation, which took place from 9 August to 3 October 2021. Independent examination of the plan and the hearings commenced November 2022 and is expected to run until March 2023.

### **Local Planning Policy**

#### Rochdale Borough Council Core Strategy (2016)<sup>7</sup>

- 3.27 The Core Strategy (2016) was published in 2017 and sets out the long term spatial strategy for RBC and is a material consideration for decision making. RBC benefits from an extensive network of open spaces and green corridors, which extends from the South Pennine Moors to the main urban centres through the river valleys, the Rochdale Canal corridor and a series of parks, other urban open spaces and water bodies.
- 3.28 One key challenge identified in the Core Strategy is ensuring that housing growth is supported by community facilities, open space improvements and other necessary infrastructure.
- 3.29 Relevant strategic objectives (SO) include:
- SO2 - To create successful and health communities - RBC will ensure that new housing is supported by community facilities, service infrastructure and open space. Furthermore, to improve general health and quality of people's lives better access to open spaces will be encouraged.
  - SO3 - To improve design, image and quality of place - RBC will protect and enhance the heritage and natural assets of the Borough including open space.

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<sup>7</sup> [Core Strategy \(rochdale.gov.uk\)](https://www.rochdale.gov.uk/core-strategy)

*Policy SP3/M - The Strategy for Middleton*

- 3.30 Policy SP3/M identifies Langley as an area for regeneration including the provision of new high quality homes, improving local community facilities and creating a high quality greenspace network with linkages to open space.

*Policy G6 - Enhancing green infrastructure*

- 3.31 RBC aims to sustain and enhance a green network to support growth and regeneration in the Borough. RBC also aims to protect and improve green space and ensure that their value for recreation in urban areas, improve opportunities for healthy lifestyles and manage and respond to environmental risk such as flooding.
- 3.32 With regards to local urban open spaces, there will be a focus on improvements to the quality of accessible greenspace close to where people live and work (prioritising those areas with the greatest deficiency or need e.g. poor health or lack of private gardens)
- 3.33 Tree planting and other urban greening will be secured in new areas of public open space in town centres and housing growth areas. Allotments will be protected and local food growing supported, as well as improvements to flood risk management and protection and improvements to urban wildlife value and natural areas.
- 3.34 Green infrastructure (GI) will be encouraged as part of new development in urban areas, including sustainable urban drainage, increasing the number of street trees, greening housing areas and main roads, developing new green spaces, and incorporating green roofs and walls in new development.
- 3.35 Development proposals affecting GI will be expected to:
- Avoid the loss of existing urban greenspace or features, unless suitable alternative provision is made, it has limited value, and its development or change of use will help to meet other sustainability or local regeneration objectives;
  - Provide or contribute financially towards recreational open space, including maintenance, in accordance with the standards set out in the Provision of Recreational Open Space in New Housing Supplementary Planning Document (SPD);
  - Take opportunities to improve access to, and the provision of, natural greenspace in accordance with local strategies and standards Local Guidance;
  - Take opportunities to secure innovative solutions to the design of urban open space to widen its potential functions e.g., flood risk management, promoting urban wildlife or climate change adaptation; and
  - Do not impede the key functions of designated greenspace corridors or river valleys, or detract from their natural, visual or recreational quality, but enhance their value and accessibility.

*DM1 - General development required*

- 3.36 DM1 states that all development proposals are expected to provide or demonstrate the availability of the service and community infrastructure necessary to meet local needs including provision of open space.

Allocation Plan (Draft)

- 3.37 The Allocation Plan is currently in draft form and once adopted it will support the Core Strategy.
- 3.38 The draft Allocation Plan proposes an area within the northern part of Borrowdale Park for residential development (ref: AL/HOU/31)<sup>8</sup> and Local Urban Open Space.
- 3.39 The Allocations Plan is in draft form, therefore only limited weight can be afforded to it, however it does demonstrate that RBC considers small scale development in Borrowdale Park to be appropriate with landscape and biodiversity improvements included as part of the design.

Unitary Development Plan 1996-2016 (saved policies)<sup>9</sup>

- 3.40 The Unitary Development Plan (UDP) was adopted in 2006 and is a land-use planning document. When the Core Strategy was adopted in 2016 the Secretary of State agreed to save specific policies from the UDP.
- 3.41 The UDP Local Plan Map allocates the Site under Policy G3 Protection of Existing Recreational Open Space. Policy G3 states that the development of public or private recreational open space for any other purpose will not be permitted unless one or more exceptions applies including:
- A) The development is for a non-commercial community use within a park or other outdoor recreation area, is ancillary to the recreational use of the area, would not lead to a deficiency in recreational open space in relation to present or future needs, and does not harm the recreational, townscape or nature conservation value of the remaining open space;
  - B) Alternative provision is made of at least the equivalent quantity and quality of recreational open space, in a satisfactory location and taking account of local environmental and traffic considerations;
  - C) The development funds improvements to existing outdoor sports facilities within the site or on another site, commensurate with the open space being lost; and
  - D) The development comprises a built recreational facility of greater benefit to the wider community than the open space being lost and does not result in a serious deficiency in open space in the area.
- 3.42 Where (b) and (c) applies, RBC may require planning conditions and/or seek planning obligations under a Section 106 Agreement to secure the suitable replacement or improvements of open space.

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<sup>8</sup> [Allocations Plan - AL/HOU/31 – Borrowdale Park \(site off Borrowdale Road\), Langley \(rochdale.gov.uk\)](#)

<sup>9</sup> [Rochdale Unitary Development Plan - June 2006](#)

Provision of Recreational Open Space in New Housing Supplementary Planning Document (SPD) 2008<sup>10</sup>

- 3.43 The SPD states that developments of more than 10 dwellings (and those of 10 dwellings or less with a combined gross floorspace of more than 1,000 square metres) with less than 100 bedrooms would normally be expected to make a financial contribution towards the provision/ improvement of an area of informal recreational open space in the locality, which would be of direct benefit to, and easily and safely accessible by foot in 20 minutes or under, by the future residents of the development.
- 3.44 The proposed development comprises 30 dwellings and less than 1,000 sqm, therefore there is no requirement to provide open space on site as part of the development or a financial contribution towards off-site open space.

Middleton Green Infrastructure Action Plan (2011)<sup>11</sup>

- 3.45 The Middleton Green Infrastructure Action Plan (2011) helps to ensure the green infrastructure in Middleton achieves its full potential to support Middleton's objective for growth, regeneration and well-being in the community. It splits out Middleton town centre into seven character areas and provides the main issues and opportunities within those areas.
- 3.46 The Site is in Character Area 3 Langley, which is characterised as *"a large housing estate of predominantly social rented properties"*. It is noted that there is a *"significant amount of open space but much of it is characterless mown 'green desert' with limited green infrastructure functions and some evidence of poor drainage"*.
- 3.47 The main aims and opportunities for Langley include improved links to Bowlee Community Park and the wider countryside, creating a high quality multifunctional green space network, developing brownfield sites and identifying opportunities for green infrastructure and flood risk management.

Langley Masterplan<sup>12</sup> (RBC, 2008)

- 3.48 The Masterplan identifies 10 potential Sites within a defined development area that will be used to build around 470 new homes over 15 years. The Masterplan aims to address seven key themes:
- environmental improvement;
  - community safety;
  - economic development and employment;
  - education and learning;
  - private sector housing and community development; and
  - cohesion and culture.

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<sup>10</sup> [Provision of Recreational Open Space in New Housing SPD - Adopted, March 2008 \(rochdale.gov.uk\)](#)

<sup>11</sup> [Microsoft Word - Middleton Cover & Index.doc \(rochdale.gov.uk\)](#)

- 3.49 A key part of the Masterplan is to not only develop new residential properties but to improve poorly maintained parkland in and around the area of Langley including Bonscale Park, Willow Park and Threlkeld Park, designing them in a way that allows housing to overlook the spaces and therefore allowing residents to take greater ownership of the area.
- 3.50 The Masterplan aims to create a central corridor across the Langley Estate, which will allow cyclists and pedestrians to have a safer route to schools, parks, shops and public buildings. The corridor will create links between Bonscale Park, through Willow Park, Langley County Primary School, past St Mary's School and across to the central core of Langley.
- 3.51 The pre-application advice (see Chapter 2) notes that the Langley Masterplan (2008) is out of date, however it is still considered for completeness of this assessment and does provide some indication of housing allocations in the absence of an adopted Allocations Plan.

Quantitative and Qualitative Assessment (TEP, 2008)

- 3.52 A quantitative and qualitative assessment of urban greenspace was undertaken by TEP on behalf of RBC in 2008. The assessment provided an evidence base for policy making and decision making.
- 3.53 Accessibility and value were not considered in the assessment.
- 3.54 The assessment surveyed only 14% of open spaces in Middleton and therefore no recommendations were made in relation to quantity and quality.
- 3.55 Key opportunities identified were:
- the potential to create greenspace networks and connectivity between greenspaces;
  - the need to create greenspace in industrial/employment areas;
  - the potential to improve access to some school playing fields;
  - the potential to improve facilities;
  - the potential to improve management and maintenance regimes; and
  - the potential to identify additional greenspaces.
- 3.56 An updated Open Space Assessment was due to be published by RBC in April 2022 but is still pending due to ongoing work on the Place for Everyone.

## 4.0 Open Space Audit Methodology

- 4.1 The OSA is based on site audits, which are aligned to the Green Flag Award assessment criteria. The Green Flag Award is widely recognised as a quality benchmark for parks and green spaces, is advocated by FiT and used by many local authorities as part of their play, recreation and open space assessments.

### Guidance and Best Practice

- 4.2 This OSA is in line with the National Planning Policy Framework (NPPF) (2021) and associated PPG's, which have replaced Planning Policy Guidance Note 17: Planning for Open Space Sport and Recreation (2002) and its Companion Guide, Assessing Needs and Opportunities: A companion guide to Planning Policy Guidance 17 (2002).
- 4.3 Whilst the Companion Guide to Planning Policy Guidance Note 17 has been superseded, it is acknowledged that the principals and approach within the guidance have not been replaced and it is still relevant to apply the methodology to assess needs for open space provision.

### Typologies

- 4.4 Table 1 provides a description of each of the open space typology in this OSA.
- 4.5 During the audits it was determined that the Site fits the typology description for Amenity Greenspace.

Table 1: Open Space Typologies

| Open Space Typology                 | Description                                                                                                                                      |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenity Greenspace                  | Most commonly but not exclusively found in housing areas. Includes informal recreation green spaces and village greens.                          |
| Churchyards and Cemeteries          | Cemeteries and churchyards including disused churchyards and other burial grounds.                                                               |
| Natural and Semi-Natural Greenspace | Includes country parks, nature reserves, publicly accessible woodlands, urban forestry, scrub, grasslands, wetlands and wastelands.              |
| Outdoor Sports Facilities           | Usually in the form of pitches or other sports provision, such as football, rugby or cricket pitches as well as tennis courts or bowling greens. |
| Provision for Children              | Areas designed primarily for play and social interaction specifically designed as equipped play facilities for children.                         |

## Quantity

- 4.6 There are 17 open spaces identified within a 480m from the Site. The open spaces were identified using the Greater Manchester Mapping Service, Ordnance Survey Data and applying a buffer of 480m from the Site. The audited open spaces have been mapped on the Open Space Assessment Plan (TEP ref: G9850.001) in Appendix A.

## Quality

- 4.7 The assessment method for the site quality audits uses the Green Flag Award criteria (described in Table 2) which can be applied to all open space typologies.

Table 2: Green Flag Award Criteria

| Green Flag Award Criteria | Description                   |
|---------------------------|-------------------------------|
| Welcoming Place           | Signage                       |
|                           | Entrances                     |
|                           | Safe Access                   |
|                           | Access for All Abilities      |
|                           | Boundaries                    |
|                           | Car parking/Cycling Provision |
| Healthy, Safe and Secure  | Facilities and Activities     |
|                           | Clear Sightlines              |
|                           | Shelter                       |
|                           | Lighting                      |
| Well Maintained and Clean | Bins, Dog Bins and Recycling  |
|                           | Overall Site Cleanliness      |
|                           | Hard Landscape Features       |
|                           | Buildings                     |
|                           | Soft Landscape Features       |
|                           | Site Furniture                |

- 4.8 The quality assessment does not attempt to 'judge' all Sites as to whether they would pass or fail the Green Flag Award. This would not be appropriate to do as part of an OSA due to the types and nature of the Sites; the proportionate amount of time needed to spend assessing each Site in full; and the information available to undertake the assessment. The full Green Flag Award process involves reviewing a management plan for each Site, and undertaking a Site visit with the Site managers, key stakeholders and the local community.
- 4.9 The bandings for the open space quality audits are as follows:
- Excellent - 90% to 100%;
  - Very good - 80% to 89%;
  - Good - 70% to 79%;
  - Fair - 50% to 69%; and
  - Poor - 0% to 49%.
- 4.10 The full quality audit results are included as Appendix B and summarised in Chapter 5.

### **Accessibility**

- 4.11 The accessibility threshold for Amenity Greenspace is 480m which has been taken from the FiT Guidance for Outdoor Sports and Play, Beyond the Six Acre Standard<sup>13</sup>.
- 4.12 This threshold has been used to demonstrate the existing open spaces within close proximity of the Site, these spaces are shown in the Open Space Assessment Plan (TEP ref: G9850.001) in Appendix A.

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<sup>13</sup> [Guidance-for-Outdoor-Sport-and-Play-England.pdf \(fieldsintrust.org\)](https://www.fieldsintrust.org/publications/guidance-for-outdoor-sport-and-play-england.pdf)

## 5.0 Site Audit Results

- 5.1 To ensure this OSA is up to date and provides a robust evidence base to support the planning application, an audit of the Site and any other open space identified within 480m of the Site was undertaken to assess each open space's quality, accessibility, and typology.
- 5.2 The open space sites audited are mapped on the Open Space Assessment Plan (TEP ref: G9850.001) in Appendix A.

### Open Space Audit Results

- 5.3 A suitably qualified landscape professional from TEP carried out a quality audit of the Site in February 2023.
- 5.4 The audit confirmed that the Site comprises of a large area of mown amenity grassland with scattered trees and scrub along the boundaries. There is free, unrestrictive access to the Site for the public with good quality hardstanding pathways, predominantly used by local people as a cut through to St Marys RC Primary School. The Site has good natural surveillance from neighbouring residential dwellings to the north and some existing habitat features.
- 5.5 Large amounts of litter was observed during the quality audit, especially at the entrances, back of residential houses and fly tipping in the centre of the Site, which made the site feel unwelcoming and unsafe.
- 5.6 The Site was confirmed to fall under Amenity Greenspace typology as per the description in Table 1 and was given an overall quality score of **36%** which equates to Poor Quality according to the Green Flag Award bandings (see Chapter 4.0).
- 5.7 The wider Borrowdale Park to the east, south and west has a small quantity of scattered trees, scrub and hedgerows around the boundaries of the Site which provide some landscape screening for existing residential developments and St. Mary's Primary School to the south. Borrowdale Park also had large amounts of litter, flytipping and evidence of anti-social behaviour was observed. Borrowdale Park was also given a quality score of Poor (31%).
- 5.8 A further 16 open spaces were identified within 480m of the Site and were included in the auditing process. These open spaces included Amenity Greenspace, Cemeteries and Churchyard, Natural and Semi-Natural Greenspace, Outdoor Sports Facilities and Provision for Children and Young People typologies.
- 5.9 The audits identified that 11 of the open spaces were free to use with no restrictive access, and the remaining 6 open spaces have restricted access.
- 5.10 A summary of the quality audit results is provided in Table 3 and the full audit results are provided in Appendix B. None of the sites achieved a Good, Very Good or Excellent Quality score.

*Table 3: Quality Site Audit Score and Accessibility*

| Site                                            | Typology                            | Accessibility                               | Quality Score (%) / Banding |
|-------------------------------------------------|-------------------------------------|---------------------------------------------|-----------------------------|
| 1. Land at Borrowdale Road (the Site)           | Amenity Greenspace                  | Free Public Access                          | 36% Poor                    |
| 2. Borrowdale Park                              | Amenity Greenspace                  | Free Public Access                          | 34% Poor                    |
| 3. 42 - 46 Borrowdale Road                      | Amenity Greenspace                  | Free Public Access                          | 33% Poor                    |
| 4. Off Thirlmere Drive                          | Amenity Greenspace                  | Free Public Access                          | 46% Poor                    |
| 5. Off Patterdale Drive                         | Amenity Greenspace                  | Free Public Access                          | 47% Poor                    |
| 6. Between Buttermere Drive and Borrowdale Road | Amenity Greenspace                  | Free Public Access                          | 43% Poor                    |
| 7. Off Kirkstone Drive                          | Amenity Greenspace                  | Free Public Access                          | 26% Poor                    |
| 8. Off Ullswater Drive                          | Natural and Semi Natural Open Space | Free Public Access                          | 35% Poor                    |
| 9. Off Cinnabar Drive                           | Amenity Greenspace                  | Free Public Access                          | 33% Poor                    |
| 10. Off Wood Street                             | Amenity Greenspace                  | Free Public Access                          | 29% Poor                    |
| 11. All Saint & Martyn's Church                 | Cemeteries and Churchyards          | Restrictive Access                          | N/A                         |
| 12. St Mary's RC Primary School                 | Outdoor Sports Facilities           | Restrictive Access - Educational Facilities | N/A                         |
| 13. Our Lady Assumption Church                  | Cemeteries and Churchyards          | Restrictive Access                          | N/A                         |
| 14. RCCG Full of Life Christian Centre          | Cemeteries and Churchyards          | Restrictive Access                          | N/A                         |

| Site                               | Typology                                | Accessibility                               | Quality Score (%) / Banding |
|------------------------------------|-----------------------------------------|---------------------------------------------|-----------------------------|
| 15. Bowlee Community School        | Outdoor Sports Facilities               | Restrictive Access - Educational Facilities | N/A                         |
| 16. Bowlee Link Corridor Play Area | Provision for Children and Young People | Free Public Access                          | 54% Fair                    |
| 17. Off Windemere Road             | Amenity Greenspace                      | Free Public Access                          | 38% Poor                    |
| 18. North Manchester Golf Course   | Outdoor Sports Facilities               | Restrictive - permission fee or charge      | N/A                         |

### Other Alternative Open Spaces

- 5.11 Two important open spaces were identified outside the accessibility buffer of 480m.
- 5.12 Truffet Park is located approximately 872m to the south-west of the Site, and therefore was outside the buffer for this site audit. However, it is considered high quality owing to the successful Green Flag Award application and is within easy walking and cycling access from the Site. The Park provides recreational, play, socialisation and relaxation opportunities for the residents of Langley Estate.



Figure 3: Truffet Park

- 5.13 Bowlee Link Corridor Play Area links into the wider Bowlee Community Park which provides recreation, play, education and health benefits for the Langley Estate community.

## 6.0 Overall Assessment

### Assessment of Planning Policy

#### National Planning Policy

- 6.1 NPPF (2021), Paragraph 99 states that "existing open space, including sports and recreational buildings and playing fields, should not be built on unless an assessment has been undertaken which has clearly shown:
- the open space is surplus to requirements; or
  - the loss would be replaced by equivalent or better provision in a suitable location; or
  - the development is for alternative sports and recreational provision".
- 6.2 An assessment of each bullet point has been provided within this Chapter.

#### Local Planning Policy

- 6.3 The Site is allocated in the RBC's UPD 1996-2016 (saved policies) map as 'Protection of Existing Recreational Open Space' (Policy G3). UDP Policy G3 states that development could be permitted if (b) alternative provision is made of at least the equivalent quantity and quality of open space and (c) the development on an open space is acceptable if there will be improvements to existing outdoor sports facilities within the site or on another site, to commensurate with the open space being lost.
- 6.4 UDP Policy G3 should be read in conjunction with the Core Strategy (2016), Policy G6, which states that loss of existing urban greenspace or features should be avoided unless:
- An alternative provision is made; or
  - The open space has limited value; or
  - The development will meet other local regeneration objectives.
- 6.5 Borrowdale Park (including the Site) is identified within the Langley Masterplan (2008) and the draft Allocation Plan as suitable for a small amount of residential development. Although the Langley Masterplan (2008) is considered as outdated, this combined with the draft Allocation Plan demonstrates that RBC has considered a small-scale development in Borrowdale Park to address the housing needs of the area to be appropriate, as it would meet local regeneration objectives for the Langley Estate.
- 6.6 Furthermore, the proposed development will increase the biodiversity on-site through the introduction of new tree planting and native species that provide food sources for birds and insects. There will also be new bird & bat boxes as well as hedgehog highways, to enhance and increase the biodiversity value of the Site and connectivity to the wider area. The design and layout of the dwellings overlooking Borrowdale Park will provide additional and improved natural surveillance and a new gateway into the park, creating a more inviting open space. This will support Policy SP3/M which aims to improve the open space provision throughout the Langley Estate.

- 6.7 Financial contribution could be secured under a Section 106 Agreement to improve Borrowdale Park and other open spaces within 480m of the Site (see further details below). Therefore, the proposed development meets the criteria of UDP Policy G3 and Core Strategy G6 as well as other supporting RBC planning documents.

### **Assessment of Surplus Open Space**

#### Quantity

- 6.8 There are 17 alternative open spaces identified within 480m from the Site, of which 11 were successfully audited for quality using the Green Flag Award criteria. The remaining open spaces could not be audited as they were not publicly accessible.
- 6.9 The Quantitative and Qualitative Assessment (TEP, 2008) audited 14% of open spaces in Middleton and therefore according to the assessment, recommendations for the area were difficult to conclude.

#### Quality

- 6.10 The site audit confirmed that the Site is Poor quality (36%) which is similar to many of the alternative open spaces within 480m of the Site, apart from Bowlee Link Corridor Play Area which was recorded as Fair (54%).
- 6.11 The Poor quality score is consistent with the smaller Amenity Greenspaces which characterise the Langley Estate and provide limited recreation, formal play and health benefits. Quality scores echo the Middleton Green Infrastructure Action Plan (2011) which states that Langley Estate has a *"significant amount of open space but much of it is characterless mown 'green desert' with limited green infrastructure functions and some evidence of poor drainage"*.
- 6.12 New development has the potential to provide funding to improve the quality and value of an Amenity Greenspace, to provide opportunities for informal play, habitat improvements, healthy lifestyles, socialisation and food growing.
- 6.13 There are also open space improvement opportunities just beyond the 480m buffer, including the Green Flag Awarded Truffet Park (approx. 760m south west of the Site) and Bowlee Community Park (approx. 600m west of the Site).

#### Accessibility

- 6.14 The Open Space Assessment Plan (TEP ref: G9850.001) identifies 17 alternative open spaces within 480m from the Site, including Amenity Greenspace, Provision for Children, Outdoor Sports Facility, Natural and Semi-Natural Greenspace and Churchyard and Cemetery typologies.

#### Summary

- 6.15 The assessment of quantity, quality and accessibility demonstrates that there is a surplus of alternative open spaces within 480m of the Site, of which 9 are Amenity Greenspace, equating to approximately 5.16ha. The proposed development is therefore considered to adhere to NPPF (2021), paragraph 99.

### **Assessment of On-Site Replacement**

- 6.16 It is not viable to replace the Amenity Greenspace within the Site however design will look to increase the biodiversity of the area as detailed above.
- 6.17 The proposed development will create a new gateway into Borrowdale Park providing improved natural surveillance, and a safer open space. There are also opportunities to improve existing open spaces within 480m of the Site, in terms of quality and accessibility.

### **Assessment of Requirements for Financial Contributions**

- 6.18 According to the Provision of Recreational Open Space in New Housing SPD 2008 developments of more than 10 dwellings with less than 100 bedrooms in total must provide open space on-site and off-site financial contribution.
- 6.19 It is assumed that any on-site or off-site financial contributions will be agreed between the client and the local authority.

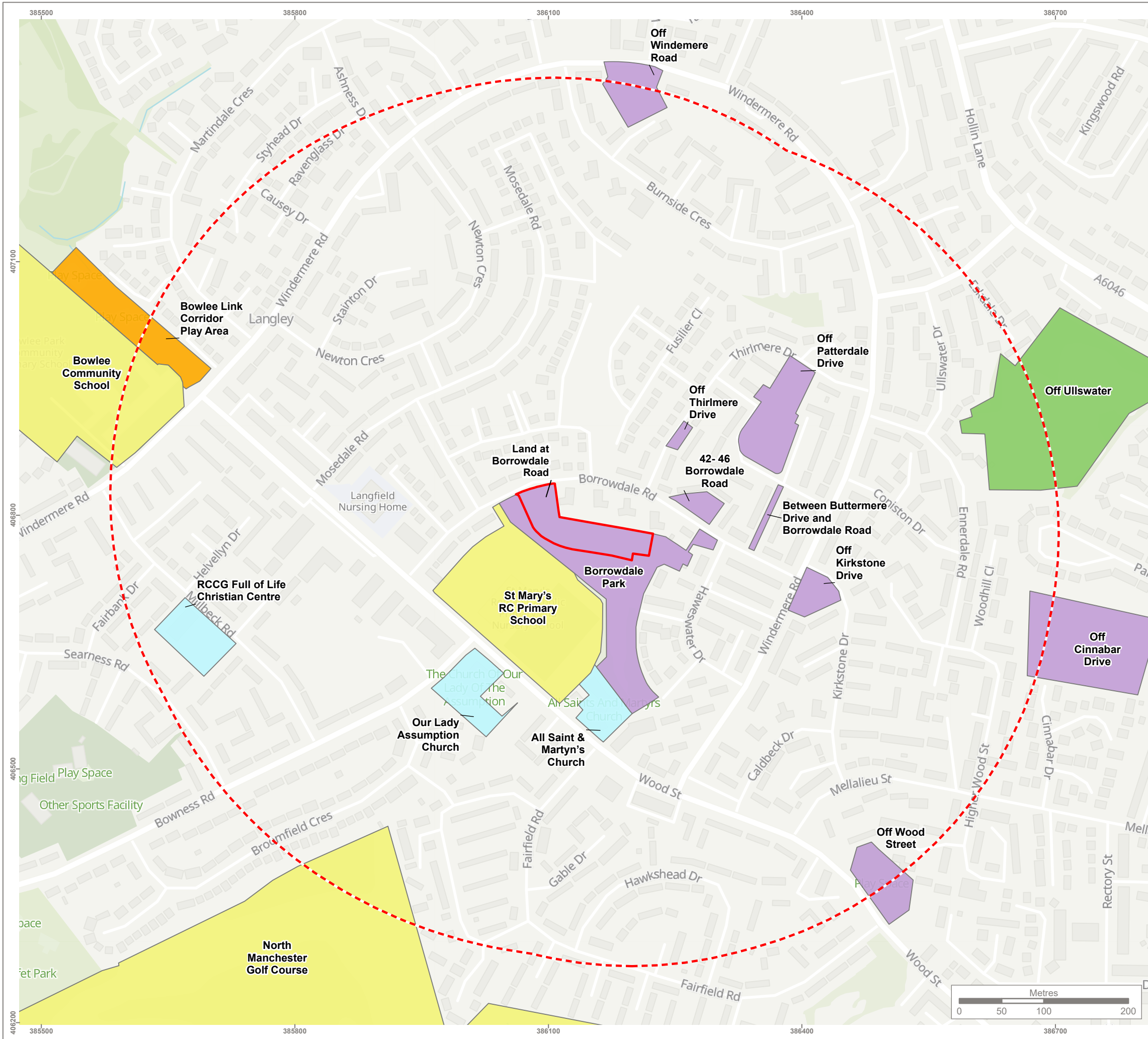
### **Development for Alternative Sports and Recreational Provision**

- 6.20 The proposed development is not for alternative sports and recreation provision and therefore NPPF (2021), para 99 (point 3) is not applicable.

## 7.0 Conclusion

- 7.1 This OSA concludes that the proposed development adheres to NPPF (2021), paragraph 99, because there are 17 alternative open spaces within 480m of the Site including Amenity Greenspace, Outdoor Sports Facilities, Cemeteries and Churchyard, Natural and Semi-Natural Greenspace and Provision for Children and Young People typologies. Approximately 5.16ha of this alternative provision is Amenity Greenspace, which has been demonstrated through this OSA.
- 7.2 Although the Site is allocated within the RBC UDP and Core Strategy as open space, the assessment concluded that the Site and wider Borrowdale Park is Poor quality when assessed against the Green Flag Award criteria and has been identified as appropriate for small scale residential development through the Langley Masterplan and draft Allocation plan, to achieve RBC's local regeneration objectives.
- 7.3 Furthermore, the proposed development will provide an opportunity to increase biodiversity on the site, which is currently considered to be low value. The development will create a new attractive gateway into Borrowdale Park ensuring an inviting community space.

## **APPENDIX A: Open Space Assessment Plan (TEP ref: G9850.001)**



**KEY**

Site boundary

Site boundary 480m buffer

**Open Space Typology**

Amenity greenspace

Churchyards and cemeteries

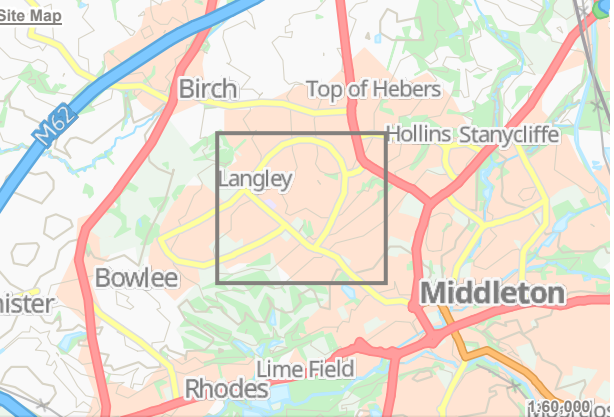
Natural and semi-natural greenspace

Outdoor sports facility

Provision for children and young people

**Note:**  
All open space site locations are indicative. For illustrative purposes only.

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| Rev | Description | Drawn | Approved | Date |
|-----|-------------|-------|----------|------|
|     |             |       |          |      |

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Project  
Land at Borrowdale Road, Langley

Title  
Open Space Assessment

Drawing Number  
G9850.001

|             |               |                |                       |                    |
|-------------|---------------|----------------|-----------------------|--------------------|
| Drawn<br>AR | Checked<br>CW | Approved<br>VJ | Scale<br>1:4,500 @ A3 | Date<br>28/02/2023 |
|-------------|---------------|----------------|-----------------------|--------------------|

## **APPENDIX B: Quality Site Audit (TEP Ref: x9850.001)**

## Document Control

|                 |                                              |
|-----------------|----------------------------------------------|
| Document Title  | Land at Borrowdale Road - Site Audit Results |
| Owner           | The Environment Partnership (TEP) Limited    |
| Produced By     | The Environment Partnership (TEP) Limited    |
| Document Number | x9850.001                                    |

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|----------|------------------|
| Author   | Sorrel Bruce     |
| Checked  | Valerie Jennings |
| Approved | Rebecca Martin   |

| Amendment History |             |             |                     |                 |
|-------------------|-------------|-------------|---------------------|-----------------|
| Issue             | Date Issued | Modified by | Check/authorised by | Reason(s) Issue |
| 1.0               | 10/03/2023  | SB          | VJ/RM               | Initial issue   |
|                   |             |             |                     |                 |
|                   |             |             |                     |                 |

### Site Audit Results Summary

| Site Name                                    | Typology                            | Total Quality Summary | Quality Banding |
|----------------------------------------------|-------------------------------------|-----------------------|-----------------|
| Land at Borrowdale Road (Site)               | Amenity Green Space                 | 36%                   | Poor            |
| Borrowdale Park                              | Amenity Green Space                 | 34%                   | Poor            |
| 42-46 Borrowdale Road                        | Amenity Green Space                 | 33%                   | Poor            |
| Off Thirlmere Drive                          | Amenity Green Space                 | 46%                   | Poor            |
| Off Patterdale Drive                         | Amenity Green Space                 | 47%                   | Poor            |
| Between Buttermere Drive and Borrowdale Road | Amenity Green Space                 | 43%                   | Poor            |
| Off Kirkstone Drive                          | Amenity Green Space                 | 26%                   | Poor            |
| Off Ullswater Drive                          | Natural and Semi-Natural Open Space | 35%                   | Poor            |
| Off Cinnabar Drive                           | Amenity Green Space                 | 33%                   | Poor            |
| Off Woods Street                             | Amenity Green Space                 | 29%                   | Poor            |
| All Saints & Martyn's Church                 | Cemetries and Chruchyards           | N/A                   | N/A             |
| St Mary's RC Primary School                  | Outdoor Sports Facillities          | N/A                   | N/A             |
| Our Lady Assumption Church                   | Cemetries and Chruchyards           | N/A                   | N/A             |
| RCCG Full of Life Christian Centre           | Cemetries and Chruchyards           | N/A                   | N/A             |
| Bowlee Community School                      | Outdoor Sports Facillities          | N/A                   | N/A             |
| Bowlee Link Corridor Play Area               | Outdoor Sports Facillities          | 54%                   | Fair            |
| Off Windemere Road                           | Amenity Greenspace                  | 38%                   | Poor            |
| North Manchester Golf Course                 | Outdoor Sports Facillities          | N/A                   | N/A             |

|                                                                             | Site Name                                                                                     | Land off Borrowdale Road (The Site)             | Borrowdale Park      | 42 - 46 Borrowdale Road | Off Thrimere Drive   | Off Patterdale Drive | Between Buttermere Drive and Borrowdale Road | Off Kirkstone Drive  | Off Ullswater Drive                 | Off Cinnabar Drive   | Off Wood Street      | All Saints & Martyr's Church                                     | St Mary's RC Primary School                                     | Our Lady Assumption Church                                       | RCCG Full of Life Christian Centre                               | Bowlee Community School                                         | Bowlee Link Corridor Play Area          | Off Windmere Road    | North Manchester Golf Course                                    |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------|----------------------|-------------------------|----------------------|----------------------|----------------------------------------------|----------------------|-------------------------------------|----------------------|----------------------|------------------------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------|----------------------|-----------------------------------------------------------------|
|                                                                             | Typology                                                                                      | Amenity Greenspace                              | Amenity Greenspace   | Amenity Greenspace      | Amenity Greenspace   | Amenity Greenspace   | Amenity Greenspace                           | Amenity Greenspace   | Natural and Semi-Natural Greenspace | Amenity Greenspace   | Amenity Greenspace   | Cemeteries and Churchyards<br>Site Unable to be Surveyed - Other | Outdoor Sports Facilities<br>Site Unable to be Surveyed - Other | Cemeteries and Churchyards<br>Site Unable to be Surveyed - Other | Cemeteries and Churchyards<br>Site Unable to be Surveyed - Other | Outdoor Sports Facilities<br>Site Unable to be Surveyed - Other | Provision for Children and Young People | Amenity Greenspace   | Outdoor Sports Facilities<br>Site Unable to be Surveyed - Other |
|                                                                             | Surveyor Access                                                                               | Site Was Surveyed                               | Site Was Surveyed    | Site Was Surveyed       | Site Was Surveyed    | Site Was Surveyed    | Site Was Surveyed                            | Site Was Surveyed    | Site Was Surveyed                   | Site Was Surveyed    | Site Was Surveyed    | Restricted access                                                | Shared/unl use education site                                   | Restricted access                                                | Restricted access                                                | Restricted access                                               | Site Was Surveyed                       | Site Was Surveyed    | Public access - admission or hire charge                        |
|                                                                             | Accessibility                                                                                 | Public access - free                            | Public access - free | Public access - free    | Public access - free | Public access - free | Public access - free                         | Public access - free | Public access - free                | Public access - free | Public access - free | Restricted access                                                | Shared/unl use education site                                   | Restricted access                                                | Restricted access                                                | Restricted access                                               | Public access - free                    | Public access - free |                                                                 |
| Signage                                                                     | Adequate directional signs to features and attractions inside or outside the space            | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | 2                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | X                    |                                                                 |
|                                                                             | All signs and notices positively worded                                                       | 2                                               | X                    | X                       | 4                    | 4                    | X                                            | X                    | X                                   | X                    | 2                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | X                    |                                                                 |
|                                                                             | Information on events and activities, where appropriate                                       | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | X                    |                                                                 |
|                                                                             | Welcoming sign and map of space or other facility, where appropriate                          | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | X                    |                                                                 |
|                                                                             | Notice boards for Friends Group, where appropriate                                            | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | X                    |                                                                 |
|                                                                             | Total Signage Score                                                                           | 2                                               | 0                    | 0                       | 4                    | 4                    | 0                                            | 0                    | 0                                   | 0                    | 4                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 20                                      | 0                    |                                                                 |
|                                                                             | Potential Signage Score                                                                       | 4                                               | 0                    | 0                       | 4                    | 4                    | 0                                            | 0                    | 0                                   | 0                    | 8                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 20                                      | 0                    |                                                                 |
|                                                                             | Summary Signage Score                                                                         | 50                                              | 0                    | 0                       | 100                  | 100                  | 0                                            | 0                    | 0                                   | 0                    | 50                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 100                                     | 0                    |                                                                 |
|                                                                             | Adequate secure car parking close to main entrances                                           | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
|                                                                             | Adequate vehicular access for maintenance                                                     | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
| Physical Access                                                             | Attractive entrances, if appropriate                                                          | 2                                               | 2                    | 3                       | 3                    | 3                    | 3                                            | 3                    | 3                                   | 3                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 3                    |                                                                 |
|                                                                             | Clear exit routes from the space                                                              | 3                                               | 3                    | 4                       | 3                    | 4                    | 4                                            | X                    | 2                                   | 3                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 3                    |                                                                 |
|                                                                             | Hard surfaces well drained and suitable for buggies and wheelchairs                           | 4                                               | 4                    | 4                       | 2                    | 3                    | 4                                            | 3                    | 1                                   | 3                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 2                    |                                                                 |
|                                                                             | Internal paths link up with external streets/other greenspaces, approximately on desire lines | 4                                               | 4                    | 4                       | 3                    | 4                    | 3                                            | 2                    | 2                                   | 3                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 4                    |                                                                 |
|                                                                             | Open sightlines into the space from entrances                                                 | 3                                               | 3                    | 4                       | 4                    | 4                    | 4                                            | 4                    | 4                                   | 3                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 4                    |                                                                 |
|                                                                             | Secure cycle parking close to entrances, where appropriate                                    | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 4                    |                                                                 |
|                                                                             | Separated internal cycle-ways, where appropriate                                              | 0                                               | 0                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
|                                                                             | Total Physical Access Score                                                                   | 16                                              | 16                   | 19                      | 15                   | 18                   | 18                                           | 9                    | 12                                  | 9                    | 15                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 24                                      | 20                   |                                                                 |
|                                                                             | Potential Physical Access Score                                                               | 24                                              | 24                   | 20                      | 20                   | 20                   | 20                                           | 12                   | 20                                  | 24                   | 20                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 24                                      | 24                   |                                                                 |
|                                                                             | Summary Physical Access Score                                                                 | 67                                              | 67                   | 96                      | 78                   | 90                   | 90                                           | 75                   | 66                                  | 38                   | 76                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 100                                     | 83                   |                                                                 |
| Design and Specification                                                    | Attractive, well designed space(s) with varied visual interest                                | 2                                               | 2                    | 2                       | 2                    | 2                    | 2                                            | 2                    | 2                                   | 2                    | 4                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 2                    |                                                                 |
|                                                                             | Active conservation of historical features (eg buildings, tree avenues, statues)              | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
|                                                                             | Appropriate tree types                                                                        | 3                                               | 3                    | X                       | 3                    | 2                    | 4                                            | X                    | 4                                   | 3                    | 4                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 3                                       | X                    |                                                                 |
|                                                                             | Appropriate, robust and durable materials                                                     | 3                                               | 3                    | 3                       | 3                    | 3                    | 4                                            | 3                    | X                                   | 3                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | X                    |                                                                 |
|                                                                             | Art and craftwork (eg railings) as appropriate                                                | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
|                                                                             | Attractiveness of boundaries                                                                  | 2                                               | 2                    | 3                       | 3                    | 3                    | 3                                            | 3                    | 3                                   | 3                    | 4                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 3                                       | 3                    |                                                                 |
|                                                                             | Consistency of features and furniture (eg seats, litter bins)                                 | 2                                               | 2                    | X                       | 3                    | 4                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 3                    |                                                                 |
|                                                                             | Enlivening features where appropriate - flags, decorative lighting etc                        | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | X                    |                                                                 |
|                                                                             | Range of habitats appropriate to the space                                                    | 2                                               | 2                    | 2                       | 3                    | 3                    | 2                                            | 2                    | 3                                   | 4                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | X                    |                                                                 |
|                                                                             | Range of plants or shrubs appropriate to the space                                            | 2                                               | 2                    | 2                       | 3                    | 3                    | 2                                            | 2                    | 3                                   | 3                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 3                                       | X                    |                                                                 |
| Welcoming Place Summary                                                     | Structure of the space easily understood, with orienting features                             | 3                                               | 3                    | 4                       | 3                    | 3                    | 4                                            | 4                    | 2                                   | 4                    | 4                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 4                    |                                                                 |
|                                                                             | Well located benches and seating areas (with backs), sheltered if necessary                   | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 3                                       | X                    |                                                                 |
|                                                                             | Total Design and Specification Score                                                          | 19                                              | 19                   | 15                      | 24                   | 23                   | 23                                           | 15                   | 19                                  | 20                   | 25                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 36                                      | 12                   |                                                                 |
|                                                                             | Potential Design and Specification Score                                                      | 32                                              | 32                   | 24                      | 32                   | 32                   | 28                                           | 24                   | 24                                  | 28                   | 28                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 40                                      | 16                   |                                                                 |
|                                                                             | Summary Design and Specification Score                                                        | 59                                              | 59                   | 63                      | 78                   | 72                   | 82                                           | 63                   | 79                                  | 71                   | 89                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 90                                      | 75                   |                                                                 |
|                                                                             | Welcoming Place Total Score                                                                   | 34                                              | 37                   | 34                      | 45                   | 51                   | 54                                           | 29                   | 43                                  | 29                   | 44                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 37                                      | 35                   |                                                                 |
|                                                                             | Welcoming Place Potential Score                                                               | 60                                              | 56                   | 44                      | 56                   | 56                   | 48                                           | 36                   | 56                                  | 52                   | 56                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 84                                      | 40                   |                                                                 |
|                                                                             | Welcoming Place Summary Score                                                                 | 62                                              | 63                   | 77                      | 77                   | 86                   | 85                                           | 67                   | 76                                  | 68                   | 79                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 95                                      | 80                   |                                                                 |
|                                                                             | Organised sport or leisure facilities                                                         | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
|                                                                             | Health and Wellbeing                                                                          | Signed fitness or jogging route, if appropriate | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    | X                                                                |                                                                 |                                                                  |                                                                  |                                                                 |                                         | X                    | X                                                               |
| Signed guided health walks, if appropriate                                  |                                                                                               | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
| Adequate poop bins, plus signage                                            |                                                                                               | 4                                               | 4                    | 0                       | 4                    | 0                    | 4                                            | 0                    | X                                   | X                    | 2                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | X                    |                                                                 |
| Appropriate signage on the control of dogs                                  |                                                                                               | 4                                               | 3                    | 0                       | 3                    | X                    | X                                            | 3                    | 3                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | X                    |                                                                 |
| Well located drinking water fountains                                       |                                                                                               | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
| Health and Wellbeing Total Score                                            |                                                                                               | 8                                               | 7                    | 0                       | 7                    | 0                    | 0                                            | 0                    | 3                                   | 0                    | 2                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 8                                       | 0                    |                                                                 |
| Health and Wellbeing Potential Score                                        |                                                                                               | 8                                               | 8                    | 8                       | 8                    | 0                    | 8                                            | 0                    | 8                                   | 4                    | 8                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 8                                       | 0                    |                                                                 |
| Health and Wellbeing Summary Score                                          |                                                                                               | 100                                             | 88                   | 0                       | 88                   | 0                    | 0                                            | 38                   | 0                                   | 50                   | 100                  |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 100                                     | 0                    |                                                                 |
| Activity and business - buskers, pedestrian traffic etc                     |                                                                                               | 4                                               | 4                    | 4                       | 4                    | 3                    | 4                                            | 4                    | 3                                   | 4                    | 4                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 4                    |                                                                 |
| Adequacy of safety measures adjacent to areas of water (eg signs, stibelts) |                                                                                               | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    | X                                                                | X                                                               | X                                                                | X                                                                | X                                                               | X                                       | X                    | X                                                               |
| Safety and Security                                                         | Headstones safe in churchyards and cemeteries                                                 | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
|                                                                             | Adequate lighting around the space, including through routes where appropriate                | X                                               | X                    | X                       | 4                    | 3                    | 4                                            | 2                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 3                                       | 4                    |                                                                 |
|                                                                             | CCTV, if appropriate                                                                          | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
|                                                                             | Informal supervision and surveillance from nearby properties                                  | 3                                               | 3                    | 4                       | 4                    | 4                    | 4                                            | 2                    | 2                                   | 4                    | 4                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 4                    |                                                                 |
|                                                                             | Lighting in car parks used after dark                                                         | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
|                                                                             | Lighting on paths used after dark (if locked at night score "X")                              | 0                                               | 0                    | 3                       | X                    | X                    | 4                                            | 0                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 2                                       | 4                    |                                                                 |
|                                                                             | Sense of personal safety in the space                                                         | 2                                               | 2                    | 3                       | 3                    | 4                    | 3                                            | 4                    | 3                                   | 4                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 3                    |                                                                 |
|                                                                             | Safety and Security Total Score                                                               | 9                                               | 9                    | 10                      | 13                   | 13                   | 20                                           | 19                   | 7                                   | 9                    | 11                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 17                                      | 19                   |                                                                 |
|                                                                             | Safety and Security Potential Score                                                           | 16                                              | 16                   | 12                      | 16                   | 16                   | 20                                           | 16                   | 12                                  | 12                   | 12                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 20                                      | 20                   |                                                                 |
|                                                                             | Safety and Security Summary Score                                                             | 56                                              | 56                   | 83                      | 75                   | 100                  | 81                                           | 100                  | 95                                  | 44                   | 75                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 85                                      | 95                   |                                                                 |
| Healthy, Safe and Secure Summary                                            | Healthy, Safe and Secure Total Score                                                          | 5                                               | 7                    | 0                       | 7                    | 0                    | 0                                            | 3                    | 0                                   | 2                    | 2                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 8                                       | 0                    |                                                                 |
|                                                                             | Healthy, Safe and Secure Potential Score                                                      | 24                                              | 24                   | 20                      | 24                   | 16                   | 20                                           | 20                   | 24                                  | 12                   | 16                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 28                                      | 20                   |                                                                 |
|                                                                             | Healthy, Safe and Secure Summary Score                                                        | 33                                              | 29                   | 0                       | 29                   | 0                    | 0                                            | 13                   | 0                                   | 13                   | 0                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 29                                      | 0                    |                                                                 |
|                                                                             | Adequate number of litter bins for the space                                                  | 1                                               | 2                    | 2                       | 2                    | 3                    | 0                                            | 0                    | 2                                   | 2                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 1                    |                                                                 |
|                                                                             | Paths freed from chewing gum residues                                                         | 3                                               | 3                    | 1                       | 3                    | 3                    | 3                                            | 3                    | 3                                   | 2                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 2                    |                                                                 |
|                                                                             | Freedom from dog fouling                                                                      | 3                                               | 3                    | 2                       | 3                    | 3                    | 1                                            | 2                    | 1                                   | 3                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 2                    |                                                                 |
|                                                                             | Freedom from litter                                                                           | 2                                               | 2                    | 1                       | 3                    | 3                    | 3                                            | 3                    | 3                                   | 2                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 2                    |                                                                 |
|                                                                             | Freedom from vandalism, graffiti and fly-casting                                              | 2                                               | 3                    | 1                       | 3                    | 3                    | 3                                            | 1                    | 2                                   | 3                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 2                    |                                                                 |
|                                                                             | Litter and Waste Management Total Score                                                       | 44                                              | 42                   | 7                       | 38                   | 19                   | 10                                           | 11                   | 21                                  | 9                    | 28                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 49                                      | 9                    |                                                                 |
|                                                                             | Litter and Waste Management Potential Score                                                   | 24                                              | 24                   | 24                      | 24                   | 24                   | 24                                           | 24                   | 24                                  | 20                   | 24                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 24                                      | 24                   |                                                                 |
| Litter and Waste Management Summary Score                                   | Litter and Waste Management Summary Score                                                     | 185                                             | 176                  | 29                      | 159                  | 63                   | 45                                           | 46                   | 85                                  | 45                   | 115                  |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 202                                     | 38                   |                                                                 |
|                                                                             | Condition of flower beds and horticultural features (eg floral displays)                      | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | 3                    |                                                                 |
|                                                                             | Condition of grass swards                                                                     | 3                                               | 3                    | 3                       | X                    | X                    | 2                                            | 3                    | 3                                   | 3                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 2                    |                                                                 |
|                                                                             | Condition of shrubs                                                                           | 3                                               | 3                    | X                       | 4                    | 4                    | 3                                            | 3                    | 3                                   | 3                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 3                    |                                                                 |
|                                                                             | Condition of the edge of grassed areas                                                        | 2                                               | 2                    | 3                       | 3                    | 3                    | 3                                            | 3                    | 2                                   | 3                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 3                    |                                                                 |
|                                                                             | Condition of trees and wooded areas                                                           | 3                                               | 3                    | X                       | 3                    | 3                    | 3                                            | 3                    | 3                                   | 3                    | 3                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 4                                       | 3                    |                                                                 |
|                                                                             | Condition of hanging baskets/plant or tree containers in hard surfaced civic spaces           | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | 4                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
|                                                                             | Grounds Maintenance and Horticulture Total Score                                              | 11                                              | 11                   | 6                       | 10                   | 10                   | 11                                           | 12                   | 15                                  | 12                   | 9                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 16                                      | 14                   |                                                                 |
|                                                                             | Grounds Maintenance and Horticulture Potential Score                                          | 16                                              | 16                   | 8                       | 16                   | 16                   | 20                                           | 16                   | 16                                  | 12                   | 16                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 20                                      | 20                   |                                                                 |
|                                                                             | Grounds Maintenance and Horticulture Summary Score                                            | 69                                              | 69                   | 75                      | 83                   | 75                   | 89                                           | 75                   | 75                                  | 75                   | 75                   |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | 100                                     | 70                   |                                                                 |
| Buildings                                                                   | Adequacy of information and notices                                                           | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
|                                                                             | Adequacy of security arrangements when closed                                                 | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
|                                                                             | Appropriateness of design for location                                                        | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
|                                                                             | General condition of exterior                                                                 | X                                               | X                    | X                       | X                    | X                    | X                                            | X                    | X                                   | X                    | X                    |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 | X                                       | X                    |                                                                 |
|                                                                             | Floodlighting to buildings or features in or around the space                                 | X                                               | X                    | X                       | X                    | X                    | X</                                          |                      |                                     |                      |                      |                                                                  |                                                                 |                                                                  |                                                                  |                                                                 |                                         |                      |                                                                 |

|                                   |                                                                                 |     |     |     |     |     |     |     |     |     |     |   |  |  |  |  |  |     |     |    |  |  |
|-----------------------------------|---------------------------------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|--|--|--|--|--|-----|-----|----|--|--|
| Infrastructure                    | Condition of lighting                                                           | X   | X   | 4   | X   | X   | 4   | 4   | 3   | X   | 3   |   |  |  |  |  |  |     | 4   | 3  |  |  |
|                                   | Condition of notices and notice boards                                          | X   | X   | X   | X   | X   | X   | X   | 4   | X   | 1   | X |  |  |  |  |  |     | X   | 3  |  |  |
|                                   | Condition of paths                                                              | 4   | 4   | 4   | 4   | 4   | 3   | 4   | 4   | 3   | X   |   |  |  |  |  |  |     | 4   | 2  |  |  |
|                                   | Condition of planters/raised beds                                               | X   | X   | X   | X   | X   | X   | X   | X   | X   | X   |   |  |  |  |  |  |     | X   | 2  |  |  |
|                                   | Condition of rams and handrails                                                 | 3   | 3   | 4   | 4   | 3   | 3   | X   | 4   | X   | 4   | X |  |  |  |  |  |     | X   | X  |  |  |
|                                   | Condition of seats                                                              | X   | X   | X   | X   | X   | X   | X   | X   | 4   | X   | X |  |  |  |  |  |     | 3   | X  |  |  |
|                                   | Condition of steps and handrails                                                | 2   | 2   | 4   | X   | X   | X   | X   | 3   | 3   | 4   | X |  |  |  |  |  |     | 4   | X  |  |  |
|                                   | Condition of walls                                                              | 3   | 3   | 4   | X   | X   | X   | 4   | X   | 4   | X   | 3 |  |  |  |  |  |     | 3   | 3  |  |  |
|                                   | Infrastructure Total Score                                                      | 18  | 18  | 20  | 13  | 13  | 10  | 11  | 17  | 26  | 9   |   |  |  |  |  |  |     | 30  | 14 |  |  |
| Well Maintained and Clean Summary | Infrastructure Potential Score                                                  | 24  | 24  | 20  | 16  | 16  | 12  | 12  | 20  | 28  | 16  |   |  |  |  |  |  |     | 32  | 24 |  |  |
|                                   | Infrastructure Summary Score                                                    | 75  | 75  | 100 | 81  | 81  | 83  | 92  | 85  | 93  | 66  |   |  |  |  |  |  |     | 94  | 68 |  |  |
|                                   | Well Maintained and Clean Total Score                                           | 29  | 29  | 29  | 23  | 23  | 20  | 23  | 38  | 21  | 18  |   |  |  |  |  |  |     | 29  | 29 |  |  |
|                                   | Well Maintained and Clean Potential Score                                       | 64  | 64  | 52  | 52  | 52  | 52  | 52  | 64  | 64  | 52  |   |  |  |  |  |  |     | 72  | 68 |  |  |
|                                   | Well Maintained and Clean Summary Score                                         | 45  | 45  | 50  | 44  | 44  | 40  | 44  | 50  | 59  | 35  |   |  |  |  |  |  |     | 64  | 41 |  |  |
| Conservation and Heritage         | Active management of areas of woodland                                          | X   | X   | X   | X   | X   | X   | X   | X   | X   | X   |   |  |  |  |  |  |     | X   | X  |  |  |
|                                   | Areas of water in good condition, with shallow margins                          | X   | X   | X   | X   | X   | X   | X   | X   | X   | X   |   |  |  |  |  |  |     | X   | X  |  |  |
|                                   | Areas of wildlife meadow where appropriate                                      | X   | X   | X   | X   | X   | X   | X   | X   | X   | X   |   |  |  |  |  |  |     | X   | X  |  |  |
|                                   | Conservation of archaeological or geological features                           | X   | X   | X   | X   | X   | X   | X   | X   | X   | X   |   |  |  |  |  |  |     | X   | X  |  |  |
|                                   | Dead branches and trees left in place as habitats                               | 3   | 3   | X   | X   | X   | X   | X   | X   | X   | X   |   |  |  |  |  |  |     | X   | X  |  |  |
|                                   | Historic structures (buildings, statues, railings, walls) conserved             | X   | X   | X   | X   | X   | X   | X   | X   | X   | X   | X |  |  |  |  |  |     | X   | X  |  |  |
|                                   | Suitable interpretation for all heritage features                               | X   | X   | X   | X   | X   | X   | X   | X   | X   | X   |   |  |  |  |  |  |     | X   | X  |  |  |
|                                   | Conservation and Heritage Total Score                                           | 3   | 3   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   |   |  |  |  |  |  |     | 0   | 0  |  |  |
|                                   | Conservation and Heritage Potential Score                                       | 4   | 4   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   |   |  |  |  |  |  |     | 0   | 0  |  |  |
| Negative Features                 | Conservation and Heritage Summary Score                                         | 75  | 75  | 0   | 0   | 0   | 0   | 0   | 0   | 0   |     |   |  |  |  |  |  |     | 0   | 0  |  |  |
|                                   | Dispersed notices                                                               | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 1   |   |  |  |  |  |  |     | 0   | 0  |  |  |
|                                   | Excessive exposure to wind                                                      | 3   | 3   | 4   | 0   | 3   | 3   | 2   | 3   | 2   | 3   |   |  |  |  |  |  |     | 2   | 2  |  |  |
|                                   | Excessive noise (eg passing traffic, nearby factory)                            | 3   | 3   | 2   | 1   | 2   | 2   | 2   | 3   | 2   | 3   |   |  |  |  |  |  |     | 2   | 2  |  |  |
|                                   | Inappropriate and unsightly utility or other repairs to paths and hard surfaces | 1   | 1   | 1   | 0   | 0   | 0   | 3   | 0   | 1   | 3   |   |  |  |  |  |  |     | 0   | 1  |  |  |
|                                   | Intrusive and excessive advertising                                             | 0   | 0   | 0   | 0   | 0   | 0   | 1   | 0   | 0   | 1   |   |  |  |  |  |  |     | 3   | 1  |  |  |
|                                   | Large number of unnecessary "pots"                                              | 0   | 0   | 2   | 3   | 2   | 0   | 2   | 2   | 0   | 3   |   |  |  |  |  |  |     | 3   | 1  |  |  |
|                                   | Litter in open areas                                                            | 4   | 4   | 3   | 0   | 3   | 2   | 4   | 3   | 3   | 4   |   |  |  |  |  |  |     | 4   | 1  |  |  |
|                                   | Litter trapped in trees and bushes or railings                                  | 4   | 4   | 2   | 0   | 1   | 1   | 2   | 4   | 2   | 4   |   |  |  |  |  |  |     | 1   | 4  |  |  |
|                                   | Paths worn across grassed areas on "desire lines"                               | 1   | 1   | 0   | 3   | 0   | 1   | 2   | 4   | 3   | 4   |   |  |  |  |  |  |     | 4   | 1  |  |  |
|                                   | Severe overhanging from nearby buildings                                        | 2   | 2   | 3   | 2   | 2   | 2   | 3   | 3   | 4   | 4   |   |  |  |  |  |  |     | 4   | 1  |  |  |
|                                   | Unpleasant smells and/or traffic fumes                                          | 0   | 3   | 2   | 0   | 0   | 1   | 2   | 3   | 2   | 4   |   |  |  |  |  |  |     | 3   | 1  |  |  |
|                                   | Unsightly overhead wires                                                        | 0   | 0   | 3   | 0   | 0   | 0   | 0   | 0   | 0   | 0   |   |  |  |  |  |  |     | 0   | 0  |  |  |
|                                   | Unsightly seagull/swan/duck or other bird droppings                             | 2   | 2   | 1   | 0   | 0   | 0   | 0   | 0   | 0   | 0   |   |  |  |  |  |  |     | 0   | 0  |  |  |
|                                   | Unsightly shop/unfriendly charity shops                                         | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   |   |  |  |  |  |  |     | 0   | 0  |  |  |
| Total Negative Score              | 23                                                                              | 23  | 22  | 10  | 10  | 25  | 12  | 28  | 15  | 28  |     |   |  |  |  |  |  | 28  | 35  |    |  |  |
| TOTALS                            | Total Unadulated Quality Score                                                  | 77  | 74  | 60  | 73  | 68  | 62  | 47  | 56  | 67  | 64  |   |  |  |  |  |  | 0   | 0   |    |  |  |
|                                   | Adjusted Quality Score                                                          | 54  | 51  | 38  | 61  | 54  | 46  | 28  | 46  | 51  | 42  |   |  |  |  |  |  | 0   | 0   |    |  |  |
|                                   | Total Quality Potential                                                         | 146 | 146 | 116 | 132 | 124 | 120 | 132 | 154 | 154 | 154 |   |  |  |  |  |  | 254 | 254 |    |  |  |
|                                   | Total Quality Summary                                                           | 36% | 34% | 33% | 46% | 47% | 43% | 26% | 35% | 33% | 29% |   |  |  |  |  |  | 6%  | 6%  |    |  |  |

## **Data Settings**

### **Surveyor Access**

Site was surveyed  
Site was surveyed - restricted  
Site unable to be surveyed - private land  
Site unable to be surveyed - fencing  
Site unable to be surveyed - other

### **Accessibility**

Public access - free  
Public access - admission or hire charge  
Shared dual use/education site  
Restricted access  
No public access

### **Quality Audit**

| <i>Score</i> | <i>Description</i>                              |
|--------------|-------------------------------------------------|
| X            | Facility or feature is not needed in this space |
| 0            | Facility or feature is missing, but needed      |
| 1            | Replacement and/or redesign required            |
| 2            | Minor capital investment required               |
| 3            | Enhanced maintenance required                   |
| 4            | Space is fine as it is                          |

### **Negative Features**

|   |              |
|---|--------------|
| 0 | No Impact    |
| 1 |              |
| 2 |              |
| 3 |              |
| 4 | Major Impact |

## **APPENDIX C: Relevant Planning History**

## Planning History in the Langley Estate

### Willow Park, Thirlmere Drive, Langley, Middleton (Ref: 16/01520/FUL)

Willow Park is a residential development located approximately 230m north-east of the Site which was granted planning permission in November 2017. The proposed development includes 248 dwellings with associated highways, drainage, public open space and a locally equipped area of play.

Prior to development the land located at Willow Park consisted of an area formerly used as a primary school which therefore became brownfield land and a small adjacent area of open space. Willow Park was allocated as an area in need of development in the Langley Estate Masterplan.

The planning application was granted for the associated residential developments as it aligned with the Langley Masterplan to meeting housing needs and provided new accessible open space within the Langley Estate.

### Stainton Drive, Land at Stainton Drive, Langley, Middleton (Ref: 19/00959/FUL):

Stainton Drive is a residential development located approximately 367m north-west of the Site, which was granted planning permission in July 2020 to erect 48 dwellings including the provision of highways and landscaping.

Stainton Drive was previously a residential development, which was demolished in 2005. The site was vacant from 2005-2020 and although natural succession of planting took over the site, it was classed as a brownfield site and not open space.

### Land between Threlkeld Road and Gatesgarth Road, Middleton (Ref: 19/01487/FUL)

The land between Threlkeld Road and Gatesgarth Road is a residential development located approximately 970m south-west of the Site, which was granted planning permission in July 2020 to erect 41 dwellings for affordable rent with associated highways, landscaping and retained/enhanced public open space.

Prior to development, part of the site was an area of unused brownfield land and the north-eastern half of the site comprised approximately 0.7ha of open space currently designated in the RBC Unitary Development Plan 1996-2016 (saved policies) as an area of 'Protected Existing Recreational Open Space'.

This planning application was granted due to the land being characterised as 'low quality' open space. The site was a poor and unwelcoming open space, being well known for graffiti and criminal activity. The site was rarely used as an open space due to the proximity of adjacent open spaces including the award-winning Green Flag Awarded Truffet Park.

The development improved the quality of the existing open space to become a more welcoming environment for recreational users with an additional play area for children and young people.



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