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Open Spaces Statement

In support of the Planning Application for the proposed development of 14 residential units (Planning Use Class C3) hard and soft landscaping, car parking, dismantling of existing stables at land off 1 Dobfield Road, Rochdale OL16 3AW

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HNA Architects Ltd is registered in England & Wales with Company Number 8662846
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1. Introduction

This Open Spaces Statement has been prepared for our client in support of our full planning application for the erection of 14 no. residential dwellings comprising the following accommodation:

8 no. 3-bedroom
6 no. 4-bedroom

This statement complies with Department of Communities and Local Government document 'Guidance on Information Requirements and Validation' (March 2010)

The application relates to vacant land situated between Rochdale Canal & Dobfield Road. Measuring 0.81 hectares it is located to the North east of the village of Belfield, Belfield is a locality within Rochdale in Greater Manchester, adjacent to the river Roch

The enclosed drawings, figures and diagrams within this document are proposals and are not to scale. Distances and measurements should be sought on the accompanying planning drawings which have been provided as part of the application.



2. Context

The image to the right shows the application site edged red and in its immediate context.

The Site Edged Red has existing residential dwellings to the north & north west and the east boundary has a metal fence along the front of the site along Dobfield Road, together with the existing entrance.

The nearest postcode for the site is OL16 3AW.

The site has little variation in levels.

The site is in a sustainable location, being close to amenities, and with bus stops directly opposite the site which lead west to Rochdale Town Centre and east to Littleborough



3. Planning Policy - SPD

3.1 Supplementary Planning Documents - Provision of Recreational Open Space in New Housing (January 2017)

This SPD sets out the requirements for the provision of recreational open space within developments and guidance on the design and layout of this provision.

In line with the Provision of Recreational Open Space in New Housing SPD there is no requirement for on-site open space to be provided, as there are less than 100 no. bedrooms proposed across the Site.

The site is in close proximity (some less than 300m) of a range of recreational, local leisure & recreational facilities such as:

The adjacent Firgrove Playing Fields
Local rugby clubs
Local football clubs
Local cricket clubs
Local boxing clubs
Local gym facilities
Hollingworth Lake Activity Centre

It is not intended to provide public open space within the site itself. However the proposal will provide a medium density residential development with front and rear gardens of a generous size. This should be taken into account in considering the off- site contribution.

4. Conclusion

The Proposed Development therefore accords with Core Strategy Policies SO3, P1, P2, P3 and DM1, the Guidelines and Standards for Residential Development SPD, the Provision of Recreational Open Space in New Housing SPD and the NPPF Core Planning Principles.