

This report forms part of the evidence base for the Handforth Neighbourhood Plan.

The detailed assessment of Local Green Space was carried out on 8th June 2017 and 3rd May 2018.

The assessment explains how each of the proposed sites does or does not meet the criteria for designation as Local Green Space.

What is Local Green Space?

The following extract from the National Planning Policy Framework explains the designation of Local Green Space.

76 Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used: ● where the green space is in reasonably close proximity to the community it serves; ● where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and ● where the green area concerned is local in character and is not an extensive tract of land. Achieving sustainable development

78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts

List of sites

Site Ref	Location
22HA	Childrens play area on Spath Lane/Henbury Road
14HA	Land to the west and south of Oakmere on Spath Lane
Undesignated	Land between Coppice Way and rear of Handforth Hall
21HA	Land between the three tower blocks on Spath Lane
16HA	Meriton Road Park
23HA	Stanley Hall Park
4HA	The Parsonage Park
3HA	Childrens play area between Kenilworth Avenue and Hope Avenue
18Ha	Playing field of Wilmslow Grange Primary School
7aHa	Playing field of St Benedict's RC Primary School
17Ha	Green on, and bisected by, Meriton Road

SITE APPRAISALS

Site: Childrens' play area on corner of Spath Lane and Henbury Road

Site Appraisal Date: 8th June 2017

Site Number: 22HA

Original Source	Yes /No
Existing Local Plan Designation	Yes
Suggested through Consultation processes	No
Identified as Important Open Space in a Conservation Area Appraisal	No
Identified through Neighbourhood Plan Process.	Yes
Background Information	
Is the site within a conservation area	No
Is the site in proximity to a Listed Building	No
Does the site include a scheduled ancient monument	No
Does the site have any TPO's	No
NPPF Policy Criteria	
Which criteria does the site meet	
a) Is the green space in reasonable proximity to the community it services	Yes
Explain: Small children's play area within the urban area of the village	
b) Is the green area demonstrably special to a local community and holds a particular significance e.g. For its beauty, historic significance, recreational value (including playing fields, tranquillity or richness of its wildlife	Yes
Explain: Recreational value; childrens' play area	
c) Is the green space local in character and not an extensive tract of land	Yes
Explain: Small (approx. 0.4ha) childrens' play area within the urban area of the village. Contains play equipment .	
Accessibility	
Is the site publicly accessible?	Yes
Explain: Children's play area with pedestrian access from Spath Lane and Henbury Road	
Does the site connect with other area of open space?	Yes
Explain: Connects with 14HA	

Site: Land to west and south of Oakmere on Spath lane

Site Appraisal Date: 8th June 2017

Site Number: 14HA

Original Source	Yes /No
Existing Local Plan Designation	Yes
Suggested through Consultation processes	No
Identified as Important Open Space in a Conservation Area Appraisal	No
Identified through Neighbourhood Plan Process.	Yes
Background Information	
Is the site within a conservation area	No
Is the site in proximity to a Listed Building	No
Does the site include a scheduled ancient monument	No
Does the site have any TPO's	No
NPPF Policy Criteria	
Which criteria does the site meet	
a) Is the green space in reasonable proximity to the community it services	Yes
Explain: Site lies within the urban area of the village	
b) Is the green area demonstrably special to a local community and holds a particular significance e.g. For its beauty, historic significance, recreational value (including playing fields, tranquillity or richness of its wildlife	Yes
Explain: Recreational value and area of tranquillity	
c) Is the green space local in character and not an extensive tract of land	Yes
Explain: Site of limited area (approx. 1.5ha) and lies within the urban area of the village	
Accessibility	
Is the site publicly accessible?	Yes
Explain: Pedestrian access from Spath Lane, Hilbre Way and Headley Way	
Does the site connect with other area of open space?	Yes
Explain: Connects with 22HA	

Site: Land between Coppice Way and Rear of Handforth Hall

Site Appraisal Date: June 2017

Site Number: Site not designated

Original Source	Yes /No
Existing Local Plan Designation	No
Suggested through Consultation processes	No
Identified as Important Open Space in a Conservation Area Appraisal	No
Identified through Neighbourhood Plan Process.	Yes
Background Information	
Is the site within a conservation area	No
Is the site in proximity to a Listed Building	Yes
Does the site include a scheduled ancient monument	No
Does the site have any TPO's	No
NPPF Policy Criteria	
Which criteria does the site meet	
a) Is the green space in reasonable proximity to the community it services	Yes
Explain: Land adjacent to Handforth Hall and St Benedict's School	
b) Is the green area demonstrably special to a local community and holds a particular significance e.g. For its beauty, historic significance, recreational value (including playing fields, tranquillity or richness of its wildlife	Yes
Explain: Land set aside for wildlife mitigation purposes – part of Coppice Way care village development	
c) Is the green space local in character and not an extensive tract of land	Yes
Explain: Small (approx. 0.3 ha) triangular site adjacent to Handforth Hall and St Benedict's School	
Accessibility	
Is the site publicly accessible?	Yes*
Explain: *Pedestrian access awaits planned diversion of Footpath 91	
Does the site connect with other area of open space?	No
Explain:	

Site: Land between the three tower blocks on Spath Lane

Site Appraisal Date: June 2017

Site Number: 21HA

Original Source	Yes /No
Existing Local Plan Designation	Yes
Suggested through Consultation processes	No
Identified as Important Open Space in a Conservation Area Appraisal	No
Identified through Neighbourhood Plan Process.	Yes
Background Information	
Is the site within a conservation area	No
Is the site in proximity to a Listed Building	No
Does the site include a scheduled ancient monument	No
Does the site have any TPO's	Yes
NPPF Policy Criteria	
Which criteria does the site meet	
a) Is the green space in reasonable proximity to the community it services	Yes
Explain: Site located between the three tower blocks of apartments on Spath Lane	
b) Is the green area demonstrably special to a local community and holds a particular significance e.g. For its beauty, historic significance, recreational value (including playing fields, tranquillity or richness of its wildlife	Yes
Explain: Recreational value and visual amenity in densely built-up area.	
c) Is the green space local in character and not an extensive tract of land	Yes
Explain: Site of limited (approx. 0.45ha) area located between the three tower blocks of apartments on Spath Lane	
Accessibility	
Is the site publicly accessible?	Yes
Explain: Pedestrian access from Spath Lane, Pickmere Road, Chelford Road, and Somerford Way	
Does the site connect with other area of open space?	No
Explain:	

Site: Meriton Road Park

Site Appraisal Date: June 20127

Site Number: 16HA

Original Source	Yes /No
Existing Local Plan Designation	Yes
Suggested through Consultation processes	No
Identified as Important Open Space in a Conservation Area Appraisal	No
Identified through Neighbourhood Plan Process.	Yes
Background Information	
Is the site within a conservation area	No
Is the site in proximity to a Listed Building	No
Does the site include a scheduled ancient monument	No
Does the site have any TPO's	No
NPPF Policy Criteria	
Which criteria does the site meet	
a) Is the green space in reasonable proximity to the community it services	Yes
Explain: Site is surrounded by urban area of village	
b) Is the green area demonstrably special to a local community and holds a particular significance e.g. For its beauty, historic significance, recreational value (including playing fields, tranquillity or richness of its wildlife	Yes
Explain: Recreational value; multi-user sports facilities; childrens' play area; miniature railway	
c) Is the green space local in character and not an extensive tract of land	Yes
Explain: Site is surrounded by urban area of village and is not an extensive tract of land (area approx. 3.6ha)	
Accessibility	
Is the site publicly accessible?	Yes
Explain: Pedestrian access from Meriton Road, Wilmslow Road and Grangeway	
Does the site connect with other area of open space?	No
Explain:	

Site: Stanley Hall Park

Site Appraisal Date:

Site Number: 23HA

Original Source	Yes /No
Existing Local Plan Designation	Yes
Suggested through Consultation processes	No
Identified as Important Open Space in a Conservation Area Appraisal	No
Identified through Neighbourhood Plan Process.	Yes
Background Information	
Is the site within a conservation area	No
Is the site in proximity to a Listed Building	No
Does the site include a scheduled ancient monument	No
Does the site have any TPO's	No
NPPF Policy Criteria	
Which criteria does the site meet	
a) Is the green space in reasonable proximity to the community it services	Yes
Explain: Site lies adjacent to elements of the Spath Lane Estate	
b) Is the green area demonstrably special to a local community and holds a particular significance e.g. For its beauty, historic significance, recreational value (including playing fields, tranquillity or richness of its wildlife	Yes
Explain: Recreational value; playing field; childrens' play area	
c) Is the green space local in character and not an extensive tract of land	Yes
Explain: Site lies adjacent to urban area of village and is not an extensive tract of land (approx. area 4.3ha)	
Accessibility	
Is the site publicly accessible?	Yes
Explain: Pedestrian access from Tatton Road, Peover Road and Delamere Road	
Does the site connect with other area of open space?	No
Explain:	

Site: The Parsonage Park

Site Appraisal Date: 8th June 2017

Site Number: 4HA

Original Source	Yes /No
Existing Local Plan Designation	Yes
Suggested through Consultation processes	No
Identified as Important Open Space in a Conservation Area Appraisal	No
Identified through Neighbourhood Plan Process.	Yes
Background Information	
Is the site within a conservation area	No
Is the site in proximity to a Listed Building	No
Does the site include a scheduled ancient monument	No
Does the site have any TPO's	No
NPPF Policy Criteria	
Which criteria does the site meet	
a) Is the green space in reasonable proximity to the community it services	Yes
Explain: Surrounded by housing	
b) Is the green area demonstrably special to a local community and holds a particular significance e.g. For its beauty, historic significance, recreational value (including playing fields, tranquillity or richness of its wildlife	Yes
Explain: Recreational value; includes childrens' play area	
c) Is the green space local in character and not an extensive tract of land	Yes
Explain: Small site (approx. area 0.5ha) located within urban area of village	
Accessibility	
Is the site publicly accessible?	
Explain: Pedestrian access from Dean Road and Bidston Drive	
Does the site connect with other area of open space?	No
Explain:	

Site: Childrens' play area between Hope Avenue and Kenilworth Avenue

Site Appraisal Date: 8th June 2017

Site Number: 3HA

Original Source	Yes /No
Existing Local Plan Designation	Yes
Suggested through Consultation processes	No
Identified as Important Open Space in a Conservation Area Appraisal	No
Identified through Neighbourhood Plan Process.	Yes
Background Information	
Is the site within a conservation area	No
Is the site in proximity to a Listed Building	No
Does the site include a scheduled ancient monument	No
Does the site have any TPO's	No
NPPF Policy Criteria	
Which criteria does the site meet	
a) Is the green space in reasonable proximity to the community it services	Yes
Explain: Surrounded by housing	
b) Is the green area demonstrably special to a local community and holds a particular significance e.g. For its beauty, historic significance, recreational value (including playing fields, tranquillity or richness of its wildlife	Yes
Explain: Recreational value; childrens' play area	
c) Is the green space local in character and not an extensive tract of land	Yes
Explain: Small site (area approx. 0.3ha) within urban area of village	
Accessibility	
Is the site publicly accessible?	Yes
Explain: Pedestrian access from both Hope Avenue and Kenilworth Avenue	
Does the site connect with other area of open space?	No
Explain:	

Site: Wilmslow Grange Primary School playing field

Site Appraisal Date: 3rd May 2018

Site Number: 18HA

Original Source	Yes /No
Existing Local Plan Designation	Yes
Suggested through Consultation processes	No
Identified as Important Open Space in a Conservation Area Appraisal	No
Identified through Neighbourhood Plan Process.	Yes
Background Information	
Is the site within a conservation area	No
Is the site in proximity to a Listed Building	No
Does the site include a scheduled ancient monument	No
Does the site have any TPO's	No
NPPF Policy Criteria	
Which criteria does the site meet	
a) Is the green space in reasonable proximity to the community it services	Yes
Explain: School playing field surrounded by housing	
b) Is the green area demonstrably special to a local community and holds a particular significance e.g. For its beauty, historic significance, recreational value (including playing fields, tranquillity or richness of its wildlife	Yes
Explain: Recreational value; childrens' play area	
c) Is the green space local in character and not an extensive tract of land	Yes
Explain: Small site (area approx. 1.17ha) within urban area of village	
Accessibility	
Is the site publicly accessible?	Yes/no
Explain: Access only via school buildings	
Does the site connect with other area of open space?	No
Explain:	

Site: St Benedict's RC Primary School Playing Field

Site Appraisal Date: 3 May 2018

Site Number: 7aHa

Original Source	Yes /No
Existing Local Plan Designation	Yes
Suggested through Consultation processes	No
Identified as Important Open Space in a Conservation Area Appraisal	No
Identified through Neighbourhood Plan Process.	Yes
Background Information	
Is the site within a conservation area	No
Is the site in proximity to a Listed Building	Yes
Does the site include a scheduled ancient monument	No
Does the site have any TPO's	No
NPPF Policy Criteria	
Which criteria does the site meet	
a) Is the green space in reasonable proximity to the community it services	Yes
Explain: School playing field adjacent to school, Handforth Hall (grade II listed building) and housing	
b) Is the green area demonstrably special to a local community and holds a particular significance e.g. For its beauty, historic significance, recreational value (including playing fields, tranquillity or richness of its wildlife	Yes
Explain: Recreational value; childrens' play area	
c) Is the green space local in character and not an extensive tract of land	Yes
Explain: Small site (area approx. 0.93ha) within urban area of village	
Accessibility	
Is the site publicly accessible?	Yes/no
Explain: Pedestrian access only via gate in fencing that acts as school security system	
Does the site connect with other area of open space?	Yes/no
Explain: On its west side, St Benedict's school playing field abuts site 7HA which comprises a belt of woodland that forms part of Handforth's green corridor. However, the school playing field is separated from site 7HA by the school's security fencing and by Spath Brook.	

Site: Green area on, and bisected by, Meriton Road

Site Appraisal Date: 3rd May 2018

Site Number: 17Ha

Original Source	Yes /No
Existing Local Plan Designation	Yes
Suggested through Consultation processes	No
Identified as Important Open Space in a Conservation Area Appraisal	No
Identified through Neighbourhood Plan Process.	Yes
Background Information	
Is the site within a conservation area	No
Is the site in proximity to a Listed Building	No
Does the site include a scheduled ancient monument	No
Does the site have any TPO's	No
NPPF Policy Criteria	
Which criteria does the site meet	
a) Is the green space in reasonable proximity to the community it services	Yes
Explain: Surrounded by housing	
b) Is the green area demonstrably special to a local community and holds a particular significance e.g. For its beauty, historic significance, recreational value (including playing fields, tranquillity or richness of its wildlife	Yes
Explain: Recreational value; childrens' play area	
c) Is the green space local in character and not an extensive tract of land	Yes
Explain: Small site (area approx. 0.14ha) within urban area of village	
Accessibility	
Is the site publicly accessible?	Yes
Explain: Pedestrian access from Meriton Road	
Does the site connect with other area of open space?	No
Explain:	

Local green space area calculations (1 square mile = 259 ha)

On map 1 mile = 176mm

Site 21HA (between tower blocks)

Length $12/176 = 0.068$

Width $4.5/176 = 0.025$

Area sq miles = 0.0017

Area (ha) = 0.45 ha

Site 14HA (west and south of Oakmere)

Length $15/176 = 0.085$

Width $12/176 = 0.068$

Area sq miles = 0.0058

Area (ha) = 1.5 ha

Site 22HA (play park Henbury Road/Spath Lane)

Length $10/176 = 0.057$

Width $5/176 = 0.028$

Area sq miles = 0.0016

Area (ha) = 0.41 ha

Undesignated (triangular) site (rear of Handforth Hall)

Height $14/176 = 0.08$

Base $5/176 = 0.028$

Area sq miles = $0.0022/2 = 0.0011$

Area (ha) = 0.29 ha

Site 16HA Meriton Road Park

Rectangular area

Length $17/176 = 0.097$

Width $15/176 = 0.085$

Area sq miles = 0.008

Area (ha) = 2.07

Triangular area

Length $25/176 = 0.14$

Width $15/176 = 0.085$

Area sq miles = $0.0119/2 = 0.00595$

Area (ha) = 1.54

Total area (ha) = $2.07 + 1.54 = 3.6$ ha

Site 23HA (Stanley Hall Park)

Northern rectangular area

Length $21/176 = 0.12$

Width $21/176 = 0.12$

Area sq miles = 0.014

Area (ha) = 3.6

Southern rectangular area

Length $17/176 = 0.1$

Width $5/176 = 0.028$

Area sq miles = 0.0028

Area (ha) = 0.73

Total area = 4.33 ha

Site 4HA (The Parsonage Park)

Length $8/176 = 0.045$

Width $8/176 = 0.045$

Area sq miles = 0.002

Area (ha) = 0.52 ha

Site 3HA (play area Hope Avenue)

Length $6/176 = 0.034$

Width $6/176 = 0.034$

Area sq miles = 0.0012

Area (ha) = 0.3 ha

Site 18Ha (playing field of Wilmslow Grange Primary School)

Length $14/176 = 0.080$

Width $10/176 = 0.057$

Area sq miles = 0.0045

Area (ha) = 1.17 ha

Site 7aHa (playing field of St Benedict's RC Primary School)

Length $14/176 = 0.080$

Width $8/176 = 0.045$

Area sq miles = 0.0036

Area (ha) = 0.93 ha

Site 17Ha (green on, and bisected by, Meriton Road)

Length $4/176 = 0.023$

Width $4/176 = 0.023$

Area sq miles = 0.00053

Area (ha) = 0.14 ha