

**APPENDIX TO AGENDA
FURTHER ADDITIONAL LATE REPRESENTATION**

Planning and Highways Committee 27 June 2019

Item Nos. 11 and 12

Application Number a) 122464/FO/2019
b) 122466/FO/2019 **Ward** Sharston Ward

Description and Address

- a) Erection of 2 no. 4 bedroom bungalows and 1 no. 2 bedroom bungalows with parking, gardens and amenity space
 - b) Erection of 4 no. two bed bungalows with associated parking and landscaping works

 - a) Land At Junction Of Honford Road And Broadoak Road, Manchester
 - b) Land At Junction Of Panfield Road And Broadoak Road, Manchester
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1. Applicant

The applicant has provided further information relating to the submitted Open Space Assessments for the two applications, in response to the submitted representations, intended to address concerns raised by local residents regarding open space provision in Wythenshawe and any potential impacts of the Development on the level of open space in the area.

A summary of the contents of this additional information is set out below.

The two application sites have been identified by the applicant as being able to accommodate housing development without significant detrimental impact.

The Applicant understands the importance of retaining the character of Wythenshawe as a garden city. The Applicant has therefore elected to propose additional planting and trees on both sites to ensure that the amenity of the area is not compromised by Development.

The Development will retain significant amounts of amenity greenspace for public use. The new trees which are proposed as part of the development will greatly improve the quality of the spaces and will continue to have a positive impact on local health and well-being.

Through both the Open Space Assessment submitted alongside the planning application and the assessment set out in the Committee report, there is considered to be a number of amenity green spaces within the recommended 10 minute (480 m) walking distance. The Council has identified a playpark and large open greenspace approximately 125 m to the south of the site, and basketball courts approximately 407 m to the east. The applicant appreciates

concerns about limited green spaces and has sought to ensure that alternative spaces are within suitable distance. The play area to the north of the northern site is located approximately 345 m away; this is within the recommended 10 minute (408 m) walking time as identified within the City Wide Open Spaces, Sport and Recreation Study produced by Manchester City Council. It is acknowledged that some play areas are further away than others given the existing road layouts and pedestrian walkways, however, attention is drawn to the large greenspace and play area adjacent to Haveley Hey Community School which is accessible to both development sites and provides substantial opportunity for active play and recreation.

The applicant understands concerns regarding the loss of amenity greenspace and has committed to the improvement of nearby amenity greenspace and has ensured that the project sites maintain amenity greenspaces that are fully accessible to the public and existing users of the space, approximately 2002 m² of the application site will remain as improved amenity green space which is open to the public. In addition the applicant has proposed an area of mitigation planting on amenity land close by, at the junction of Gorsey Road and Broadoak Road.

The applicant appreciates that Brownley Green Action group are in support of development of affordable housing in the area. Wythenshawe has limited space available which is suitable for further housing development, with most space having formally designated uses such as children's play parks and playing fields. Amenity greenspace lacks a formal purpose, and consideration of development on these sites must be balanced between the benefits of development and the loss of amenity spaces. The outlined sites represent a suitable location for a development type that will be highly beneficial to those in need of specialised housing which is in short supply in the local area. The proposed houses are intended to improve the health and wellbeing of older and disabled residents of Wythenshawe by providing specialised housing which is currently severely lacking in the area. By building specialised residences, older and disabled residents are able to live a healthier lifestyle with fewer barriers.

The applicant appreciates the community's commitment to supporting affordable housing and understands the willingness to compromise. The applicant considers that the options presented are the most realistic housing types and layouts that can be delivered whilst respecting the character of the area and retaining adequate greenspace.

2. Head of Planning - Further observations/comments

As has been detailed in the main body of the report, both applications are considered acceptable and this is reflected in their respective recommendations.

The recommendation remains **APPROVE** for both applications.