Tameside Council

# Open Space Review 2017/18

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## Prepared by

Planning Policy
Tameside Metropolitan Borough Council
Clarence Arcade
Stamford Street
Ashton-under-Lyne
OL6 7PT

## Main contributors

Graham Holland
Laura Smith
John Van Eker
Patrick Rushton

## Issued By

Peter Taylor

## Noted By

Executive Board

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# 01 Introduction

## Overview

1.1 Tameside Metropolitan Borough Council is preparing a new Local Plan that will, once adopted replace the saved policies of the Tameside Unitary Development Plan (UDP) 2004. The Local Plan will reflect the strategic context provided by the emerging Greater Manchester Spatial Framework (GMSF), setting out the vision, objectives and local planning policies that will guide development in the Borough up to at least 2035.

1.2 This report has been prepared by the Council in support of its emerging Local Plan and provides an update to the findings of research, consultation, site assessments, data analysis and GIS mapping undertaken during the preparation of the Councils previous 2010 Open Space, Sport and Recreation Study.

1.3 This 2017/18 update will provide evidence to support the development of policy content for the Local Plan and inform future decisions on planning applications.

## Policy Context

1.4 Planning Policy Guidance note 17 (PPG17) informed the previous open space study, this however has now been replaced by the National Planning Policy Framework (NPPF). The PPG17 companion guide, 'Assessment Needs and Opportunities' has also been withdrawn and replaced by new Planning Practice Guidance (PPG). The NPPF sets out the planning policies for England and details how these are expected to be applied through the planning system. It states the purpose of the planning system is to contribute toward the achievement of sustainable development[1].

1.5 The NPPF states[2] 'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required'.

1.6 The PPG advises 'It is for local planning authorities to assess the need for open space and opportunities for new provision in their areas'[3]. Where open space is defined within the NPPF 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 visual amenity'[4].

[1] National Planning Policy Framework (2012) Ministry of Housing, Communities and Local Government. Paragraph 6.
[2] National Planning Policy Framework (2012) Ministry of Housing, Communities and Local Government. Paragraph 73.
[3] National Planning Practice Guidance (2014) Paragraph: 001 Reference ID: 37-001-20140306
[4] National Planning Practice Guidance (2014) Paragraph: 001 Reference ID: 37-001-20140306

## Review

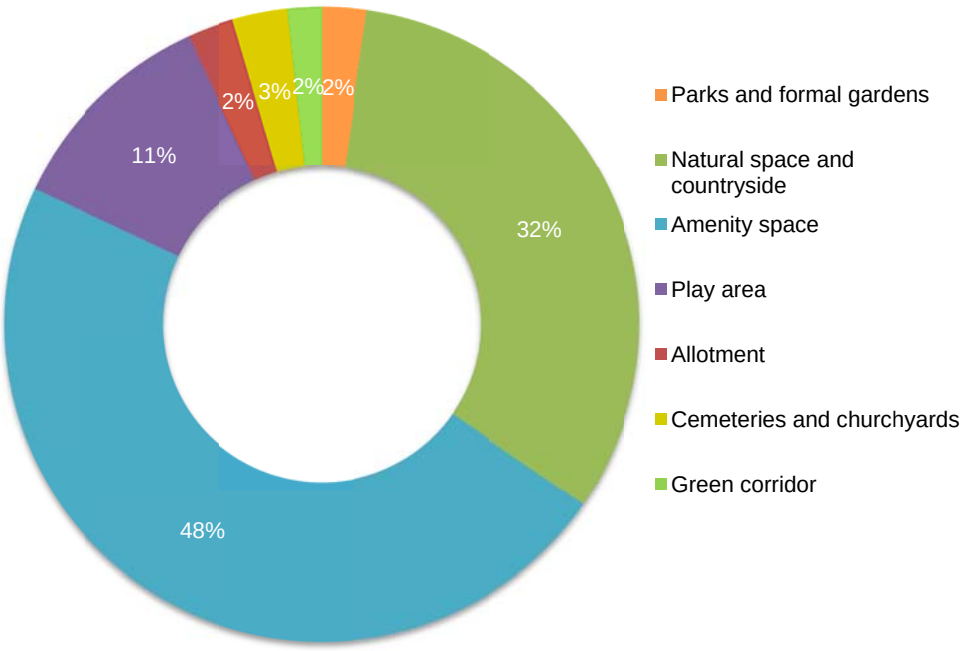
1.7 The quantity of open space provision identified within the Council's 2010 Open Space Sport and Recreation Study is significant. The majority of respondents surveyed as part of developing the 2010 study felt the general availability of open space across the borough was good.

1.8 A total of 1,263 open spaces were identified in the 2010 study, totalling 3,843 hectares of land. Open space within the borough broadly falls within one of seven typologies the majority of which is natural space and accessible countryside, as shown in table 1.0 below. The predominance of this particular typology reflects the Boroughs location on the urban rural fringe, surrounded by large areas of open countryside, particularly associated with the Pennine moors to its eastern borders.

**Table 1.0** Tameside Open Space Sport and Recreation Study 2010 Summary

| Open Space Typology | Number of sites[5] | Total Area (in Hectares) |
|---|---|---|
| **Parks and formal gardens** | 29 | 121.9 |
| **Natural space and countryside** | 408 | 3,385.7 |
| **Amenity space** | 599 | 187.6 |
| **Play area** | 140 | 27.6 |
| **Allotment** | 30 | 28.1 |
| **Cemeteries and churchyards** | 35 | 56.5 |
| **Green corridor** | 22 | 35.5 |
| **Total** | 1,263 | 3,842.9 |

**Figure 1.0** Site Typology Percentages




[5] It should be noted the total number and area of sites identified in the Tameside Open Space Sport and Recreation Study 2010 includes spaces where there is no physical access and therefore benefit to the public is inferred.

## Associated Strategies

1.9 In 2015 the Council prepared a Playing Pitch Strategy[6] to update the assessment of Tameside's playing pitch based outdoor sports provision. The strategy identifies 158 pitches within the borough, of which 144 were deemed to be available for community use. For clarity, it is not the intention of this 2017 Open Space Review to asses playing pitch provision as this typology will continue to be considered and kept up to date separately through future revisions to the Council's Playing Pitch Strategy.

1.10 Relevant pitch provision identified through the Playing Pitch Strategy has, however, been shown on mapping for completeness within this Open Space Review. In addition, other outdoor sport and recreational opportunities not assessed through the 2015 Playing Pitch Strategy have also been captured within the outdoor sport and recreation typology as part of this assessment.

[6] https://www.tameside.gov.uk/Planning/Tameside-Playing-Pitch-Strategy

# 02 Methodology

## Analysis area

2.1 For the purposes of assessment and evaluation, the Borough has been divided into nine analysis areas following township boundaries (Figure 2.0) to allow for a more localised assessment of available provision. They also largely mirror those established through the Councils 2010 study as follows:

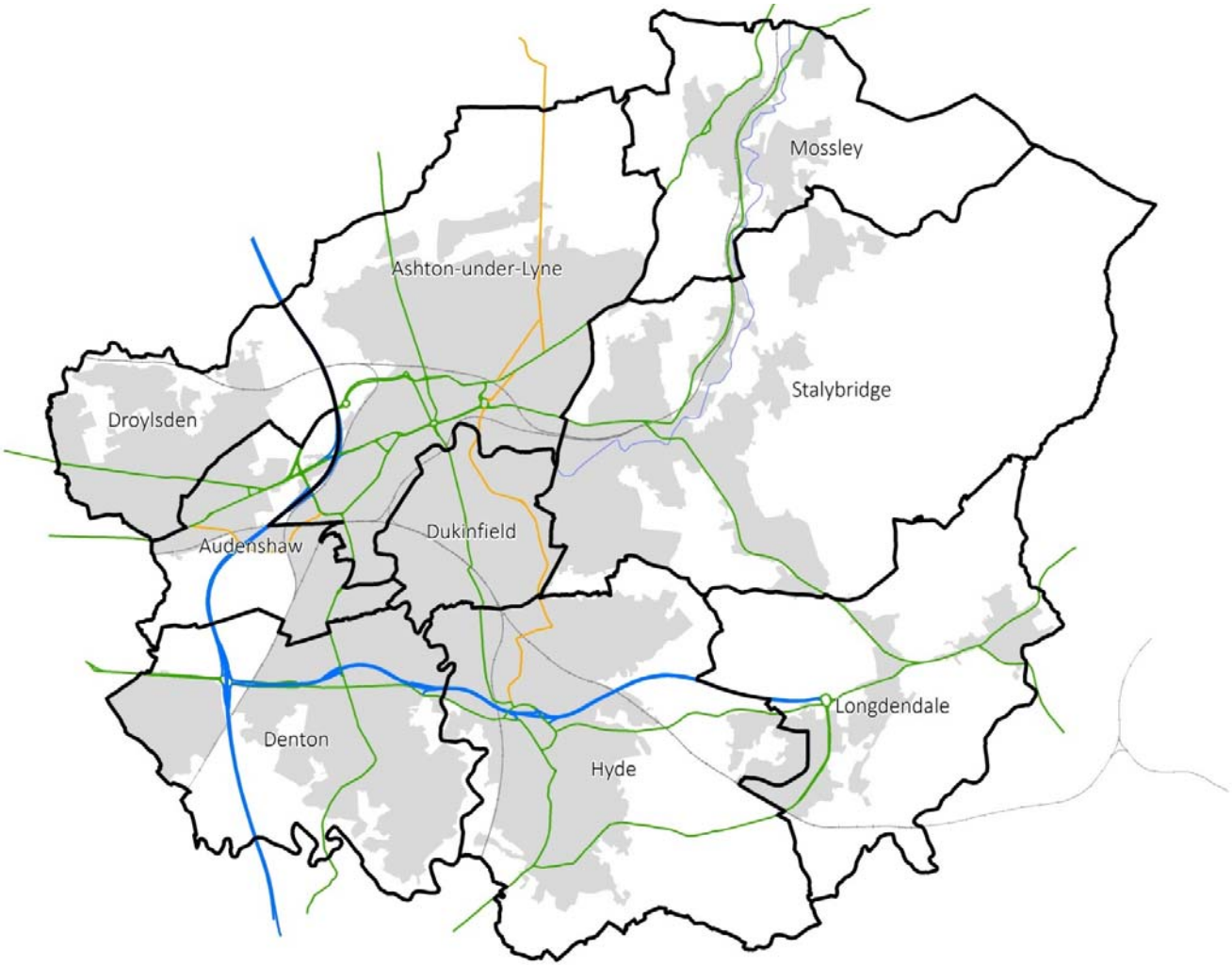
**Table 2.0** Analysis areas and population

| Analysis area | Comprising of the following electoral wards | Population[7] |
|---|---|---|
| **Ashton-under-Lyne** | Ashton Hurst<br>Ashton St Michael's<br>Ashton Waterloo<br>St Peters | 48,198 |
| **Audenshaw** | Audenshaw | 12,049 |
| **Denton** | Denton North East<br>Denton South<br>Denton West | 33,383 |
| **Droylsden** | Droylsden East<br>Droylsden West | 22,974 |
| **Dukinfield** | Dukinfield | 12,639 |
| **Hyde** | Hyde Godley<br>Hyde Newton<br>Hyde Werneth | 37,304 |
| **Longdendale** | Longdendale | 9,901 |
| **Mossley** | Mossley | 11,136 |
| **Stalybridge** | Dukinfield/Stalybridge<br>Stalybridge North<br>Stalybridge South | 34,563 |
| **Total[8]** | | 222,147 |

2.2 The population of Tameside is primarily focused within its urban centres of Ashton-under-Lyne, Denton, Droylsden, Hyde, Stalybridge, Hattersley and Mossley, whereas the borough's rural fringe and river valleys exhibit much lower population densities, with for example large areas such as the Pennine Moors typically designated as Green Belt as shown in Figure 2.1.

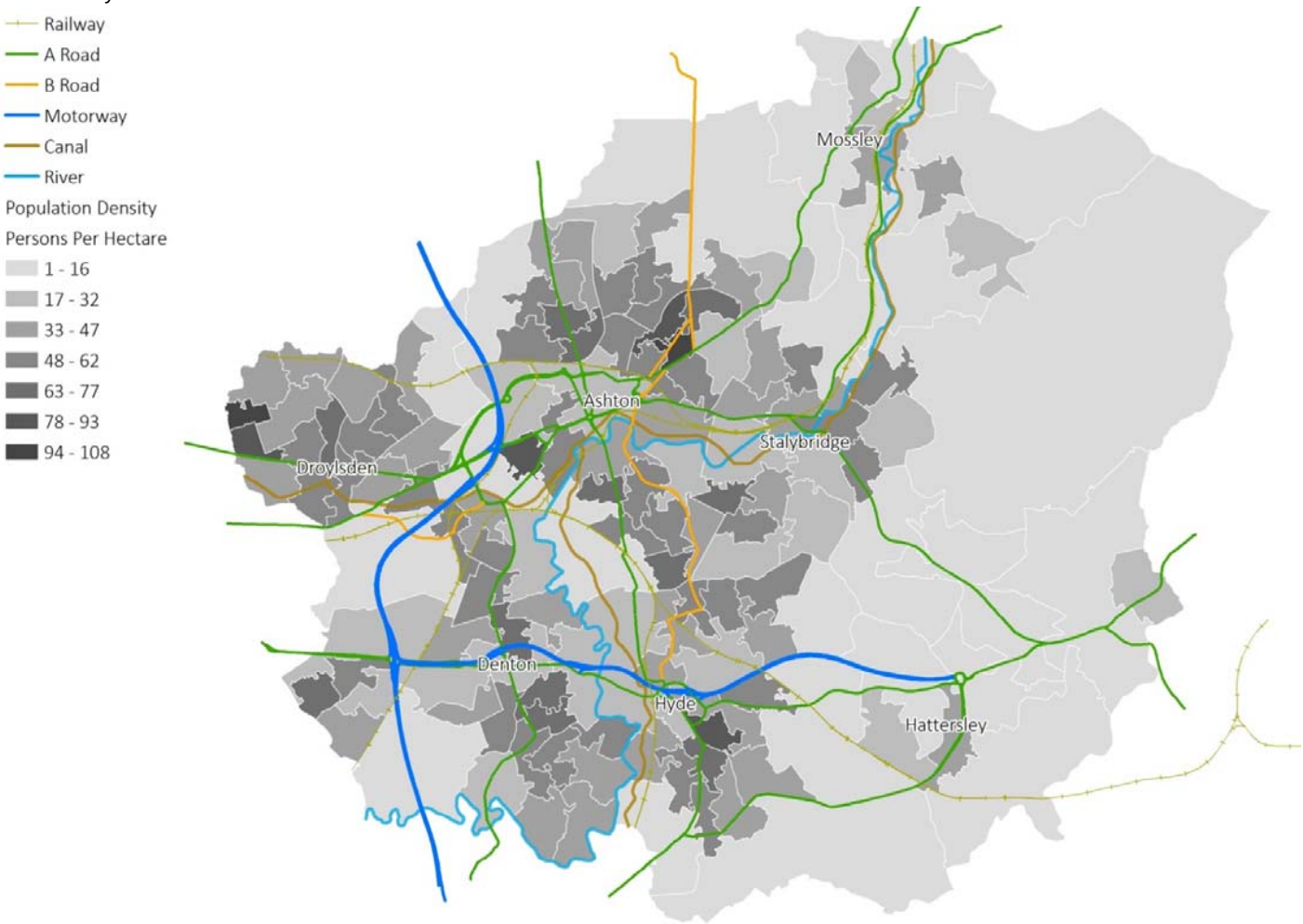
[7] Based upon 2016 Ward Level Mid-Year Population Estimates (Experimental Statistics). Adapted from data from the Office for National Statistics licensed under the Open Government Licence v1.0. Office for National Statistics © Crown copyright 2016 and applied to 2014 based Subnational Population Projections at 2016.
[8] Please note that figures may not add due to rounding.

**Figure 2.0** Analysis Areas[9]




[9] Crown copyright and database rights 2017 Ordnance Survey 100022697

**Figure 2.1** Population Density[10]




[10] 2011 Population Estimates for Lower Layer Super Output Areas based on the results of the 2011 Census. Office for National Statistics ©Crown Copyright 2013. Crown copyright and database rights 2017 Ordnance Survey 100022697

## The Supply of sites

2.3 The site audit, undertaken to inform the Open Space Study in 2010 has now been updated and verified through analysis of the following data sources;

- Ordnance Survey Base Mapping;
- Aerial photography;
- Planning approvals database;
- National Land Use Database;
- Ecological designations;
- Historical designations; and
- Site visits.

2.4 Each site has been plotted on GIS, classified against its primary typology to ensure that each open space is only counted once and assessed to also provide a value and quality score.

2.5 In order to present a robust picture of purposeful public open space those sites recorded as having no public access or are restricted to specific members groups have been removed from the supply of Public Open Space provision. In addition other sites have been removed from the supply, which although benefiting from open access or have potentially strong visual qualities perform a more limited functional role within the wider community. Such locations are typically verges along highways and less well defined sites such as those found within 'radburn' style housing layouts.

2.6 The same site size thresholds applied to the 2010 study have been used in this 2017 review as presented in table 2.1 below. This has resulted in those open spaces which fall below their typology threshold being excluded from this study[11].

**Table 2.1** The assessment covers the following open space typologies:

| Typologies | Primary Purpose | Threshold |
|---|---|---|
| **Parks and formal gardens** | Accessible high quality opportunities for formal and informal recreation and community events | 0.2 hectares |
| **Natural space and countryside** | Wildlife conservation, biodiversity and environmental education and awareness. | 0.25 hectares |
| **Amenity space** | Opportunities for informal activities close to home or work. | 0.05 hectares |
| **Play area** | Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas. | No threshold |
| **Allotment** | Opportunities for those people who wish to do so to grow their own produce. | No threshold |
| **Cemeteries and churchyards** | Quiet contemplation and burial of the dead. | No threshold |
| **Green corridors** | Walking, cycling or horse riding whether for leisure purposes or travel and opportunities for wildlife migration | No threshold |

2.7 All sites included within the audit are collated within a database and are identified by a unique reference number, site name, typology, size, quality and value score.

[11] Unless on assessment there are particularly noteworthy sites which merit inclusion falling under the threshold.

# 03 Quality and value

3.1 Quality and value are fundamentally different and can be unrelated. For example a high quality space may be in an inaccessible location and thus be of little to no public value. Conversely a run down and poor quality space may be the only such space in an area and potentially being immensely valuable to the local community. As a result, quality and value are scored separately with each type of open space receiving a separate quality and value score.

## Scoring

3.2 Scoring from site visits for consistency is based on the method used in the 2010 study, with the addition of a 'level of use' category. Further explanatory detail as to the calculation of a quality and value score for each site is detailed below. Maximum scores of 17 for quality and 25 for value are available.

3.3 A number of GIS data sources, such as for Listed Buildings, Conservations Area and Sites of Biological Importance have been used to inform the scoring criteria, validated by site visits, notably for the heritage and community value and sustainability and biodiversity categories. Areas of established sustainability and biodiversity value are shown below in figure 3.0.

**Table 3.1** Quality and value scoring criteria

| | Quality | | |
|---|---|---|---|
| **Level of management and maintenance through observational assessment and engagement with public land managers** | Management | Site has a management plan | 5 |
| | | Maintenance team is based on site | 4 |
| | | Maintenance team visits site occasionally | 2 |
| | | None | 0 |
| **Maintenance and cleanliness such as the condition of the general landscape and features appropriate for the typology.** | Maintenance | Once a week / excellent[12] | 7 |
| | | Once a month | 5 |
| | | Every three months | 3 |
| | | Every six months | 2 |
| | | Yearly | 1 |
| | | None / poor | 0 |
| **User facilities, assessment of both adequacy and maintenance of provision such as seats, benches, bins and toilets** | User facilities | Usable provision to typology | 5 |
| | | Poor provision for typology | 2 |
| | | No provision where there could be | -2 |

[12] It may be undesirable for natural space and accessible countryside to be maintained as intensively as parks and formal gardens. Therefore a grading from excellent to poor is used alongside frequency to ensure consistency across typology.

| Value | | | |
|---|---|---|---|
| **Context of the site, accessibility** | Accessibility[13] | Open all times | 5 |
| | | Limited to all at times | 3 |
| | | Limited to members | 1 |
| | | No access | 0 |
| **Evidence of different user types and number of uses** | Multi-functionality | Site has five uses or more | 5 |
| | | Site has four uses | 4 |
| | | Site has three uses | 3 |
| | | Site has two uses | 2 |
| | | Site has one use | 1 |
| **Level of use (observational assessments)** | Level of use | Well used | 5 |
| | | Adequately used | 3 |
| | | Poorly used | 1 |
| **Learning opportunities on nature/historic landscapes. Promotes civic pride, sense of place/community ownership. Cultural heritage benefits, such as listed buildings, monument or contributes to the character of conservation area / village green.** | Heritage and/or community value | High status | 5 |
| | | Medium status | 3 |
| | | Limited or low status | 1 |
| | | No heritage and/or community value | -2 |
| **Ecological benefits, supports/promotes biodiversity and wildlife habitats. Designated site containing tree preservation order, ancient woodland, Local Nature Reserve, SBI, RIGS or SSSI.** | Sustainability and/or biodiversity value | Established value | 5 |
| | | Perceived potential | 2 |
| | | Limited potential or restrictive management regimes | -2 |

## Thresholds for quality and value

3.4 The primary aim of applying a threshold for quality and value is to identify sites where investment or improvement may be required. The assessing of quality and value when used in a matrix evaluation method can be useful in helping to identify those sites which could be given the highest level of protection at one end of the scale. At the other it can be used to identify where sites may no longer be needed for their present purpose and are potentially surplus to requirements. Considerations about the loss of a site should also have regard to the quantity and accessibility of provision in an area.

3.5 In order to determine whether sites are of low quality or value the results of site audits have been measured against a baseline threshold established as a percentage through the previous study and set out as scores below.

[13] To capture Natural Space and Countryside not directly accessible, for example adjacent to tracks or a public highway, a score value of 3 will be used. This is specific to this typology only in order to capture the rural characteristics of the borough.

Quality

- Sites scoring 7 and below out of 17 are deemed to be low quality.

Value

- Sites scoring 12 and below out of 25 are deemed to be low value.

**Adequate quality, adequate value sites**

Adequate quality and adequate value sites are likely to be those most suitable for potential Local Green Space designation, subject to further assessment as detailed within the NPPF[14].

**Adequate quality, low value sites / Low quality, adequate value sites**

The potential approach to sites which fall into this category could be to enhance their value or quality in terms of their primary typology. If this is not practical, then it may be appropriate to consider if the site could achieve adequate value / quality status if its primary purpose were changed. Sites which fall into this category may also be priority sites for investment through developer contributions as part of the development management process.

**Low quality, low value sites**

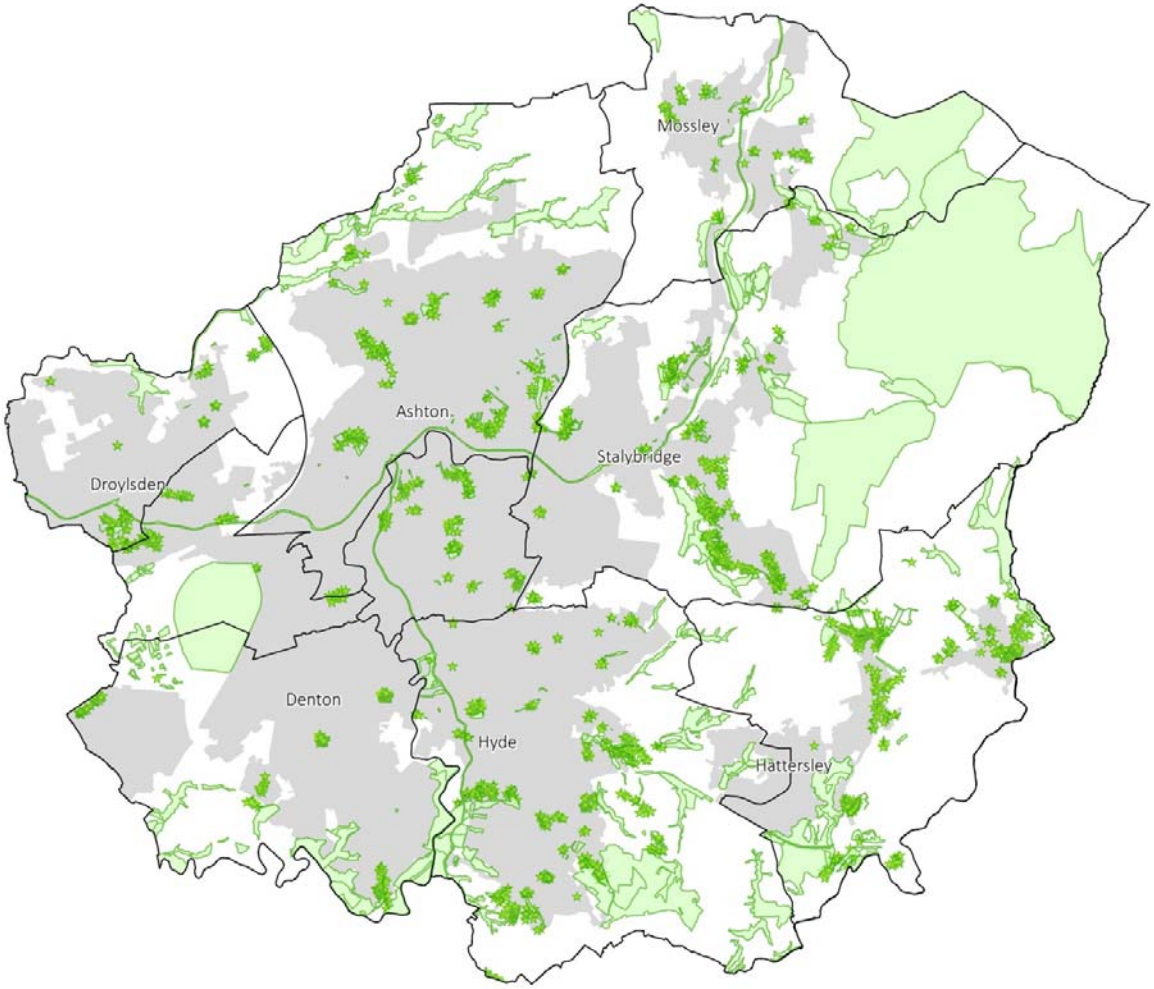
The potential approach to sites which fall into this category could be where the loss of the site would result in a deficiency in a particular typology, consideration could be given to the enhancement of quality or value.

3.6 Where the loss of a site would not result in a deficiency in existing typology then it may be appropriate to consider whether a change in primary typology could aid in addressing a deficiency of an alternative typology.

3.7 Where neither of the above approaches are appropriate then the site could be considered redundant or surplus to requirements and potentially suitable for alternative land uses.

[14] https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities

**Figure 3.0** Areas of Sustainability or Biodiversity Value[15]




[15] Based upon established designations, SSSI, Ancient Woodland, Local Nature Reserve, Special Areas of Conservation, Special Protection Area, Regionally Important Geological Sites, Sites of Biological Importance and Tree Preservation Order (including 10m buffer to individual trees). Crown copyright and database rights 2017 Ordnance Survey 100022697.

# 04 Accessibility standards

4.1 Accessibility standards for different types of open space provision are a tool to identify where communities are currently not served by existing facilities. As presented within the 2010 Open Space study, it is recognised that catchment areas vary from person to person, day to day and hour to hour. However this challenge is overcome by accepting the concept of 'effective catchments', defined as the distance that would be travelled by the majority of users to a particular open space typology.

4.2 In order to make catchment areas locally specific to Tameside, the accessibility standards defined in the 2010 Open Space Study and derived through consultation with a range of stakeholders have been used to determine appropriate catchments as shown in figure 4.0. It is recognised however that accessibility standards are challenging to apply to particular typologies including, allotments, cemeteries and green corridors, due to their nature and usage. These particular typology are therefore dealt with separately in terms of assessment and presented later in this report on a Borough wide basis rather than by analysis area.

4.3 The Council's current standards have been considered alongside guidance from Fields in Trust (FIT)[16] who make minimum accessibility distance recommendations, those applicable to Tameside are presented in table 4.0 below. Broadly the Fields in Trust (FIT) standards are marginally greater than those applied by the Council, other than for natural space and countryside which is markedly greater.

4.4 The result of using the FIT accessibility standards is that fewer areas of the borough would be deficient in terms of their accessibility to open space. FIT, however, recommend their standards be applied whilst recognising local obstacles to pedestrian movement. The Council however applies its standards as straight line distances from the typology edge and therefore considers its lesser distances to be reflective of the suggestion to take account of impediments to movement and therefore standards are broadly consistent with FIT.

4.5 Accessibility standards applied to play spaces will vary dependent upon the type of play space as three categories of play space exist[17]; Local Area for Play (LAP), Local Equipped Area for Play (LEAP) and Neighbourhood Equipped Area for Play (LEAP). The distance threshold applied in 2010 was 330m regardless of the category of play space. On review however to continue such an approach is not considered to be robust.

4.6 It is taken that resident's responses to the 2010 study in terms of accessibility were reflective of access to LEAP's. The 330m applied in 2010 is a reduction of 17.5% from the FIT based recommendation of 400m for a LEAP. The same degree of reduction is applied to the FIT standard for LAP's and NEAP's to allow for the

[16] Fields in trust (2015) Beyond the six acre standard.
[17] Local Area for Play (LAP), Locally Equipped Area for Play (LEAP), Neighbourhood Equipped Area for Play (NEAP).

application of a varying play space standard dependent upon the category of play space on offer.

4.7 A two tier standard has been applied to the provision of parks and formal gardens in this 2017 update. A distance of 600m (applied in 2010) remains for traditional parks, those sites typically of a substantial scale and containing numerous uses, whilst a lower distance of 440m is applied to more formal gardens, those sites typically of a much smaller scale with lesser multifunctionality, as these spaces are considered to be more akin to amenity spaces.

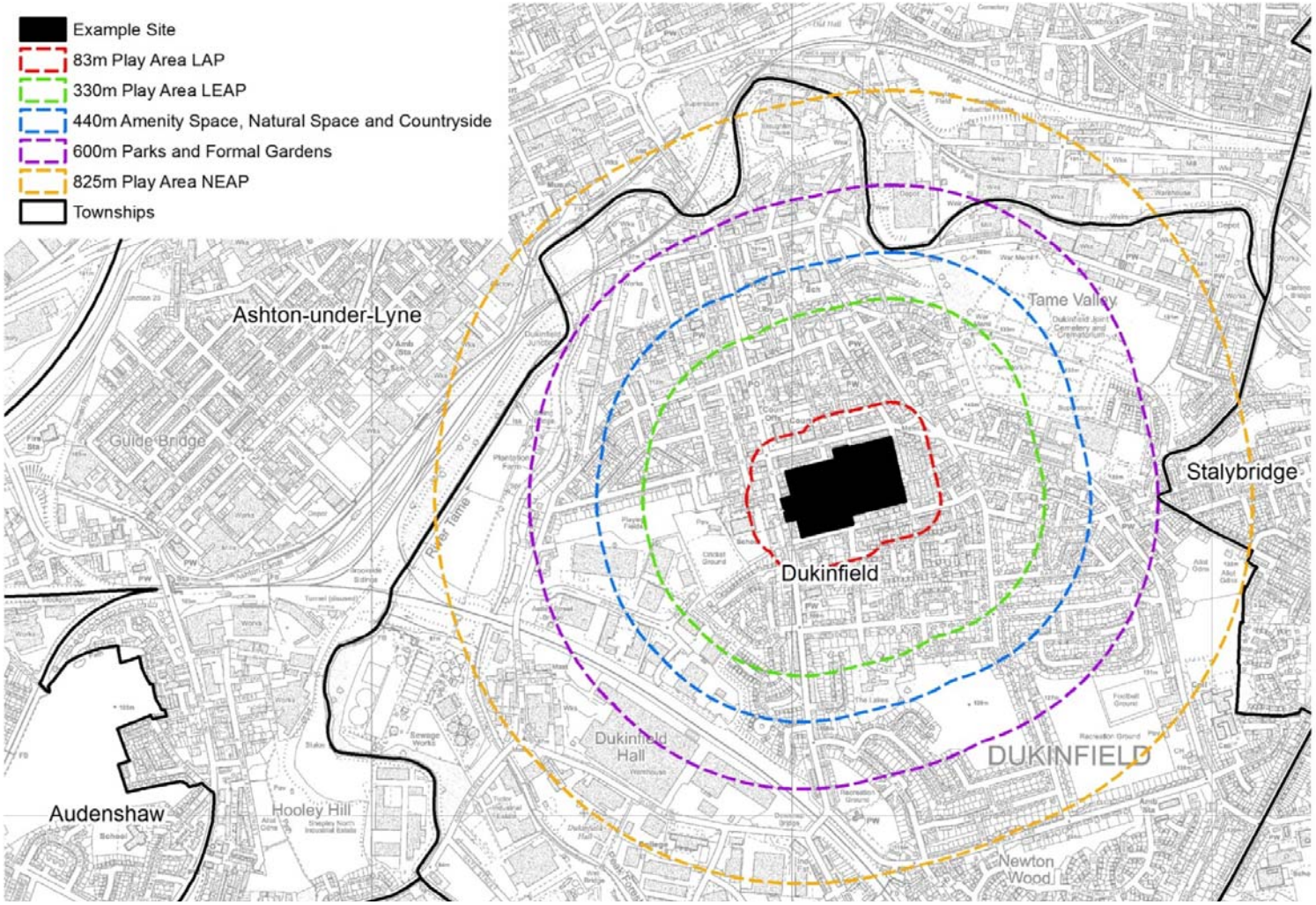
**Table 4.0** Accessibility distances

| Typology | Travel method/time | Applied distance standard | FIT recommendation based on typology |
|---|---|---|---|
| Parks and formal gardens | 15 min walk | 600m / 440m | 710m |
| Natural space and countryside | 10 min walk | 440m | 720m |
| Amenity space | 10 min walk | 440m | 480m |
| Play area | 7.5 min walk | 83m LAP | 100m LAP |
| | | 330m LEAP | 400m LEAP |
| | | 825m NEAP | 1,000m NEAP |

4.8 Applying the distances outlined in table 4.0 above through GIS produces maps illustrating where there are gaps in a particular open space typology. If an area does not have access to the required level of provision, it is deemed to be deficient in terms of its accessibility. This may lead to instances where new sites may be required to provide more comprehensive access to the relevant typology. Mapping also helps to inform decisions about when sites should be protected and if on site or off site open space contributions are likely to be most appropriate when negotiating with applicants about development proposals and when masterplanning sites during the development management process.

4.9 The above distances are shown indicatively below in figure 4.0 around Dukinfield Park.

**Figure 4.0** Indicatively shown accessibility distances.[18]




[18] Crown copyright and database rights 2017 Ordnance Survey 100022697

# 05 Quantity standards

5.1 The overall level of public open space provision is important. Quantity standards are set on a typology by typology basis to calculate how much open space provision per 1,000 people is required to serve the Borough. The starting point for calculating quantitative standards is the total current provision. Any latent demand will be captured through consultation on the forthcoming Local Plan. Current provision usually has a high impact on aspirational future standards. Residents often base their judgement of need on or around current provision.

5.2 The Borough's existing provision is considered against both Fields in Trust and the National Society of Allotment and Leisure Gardeners (NSALG) benchmark quantity standards which are set out in table 5.0 below. Assessment on an area by area basis aids in understanding the distribution of open space between analysis area and identifies any shortfalls.

**Table 5.0** Nationally recommended quantity standards

| Fields in Trust quantity guidance (hectares per 1,000 of the population) | | | | |
|---|---|---|---|---|
| Parks and Formal Garden | Natural Space and Countryside | Amenity Space | Play area | Allotment |
| 0.80 | 1.80 | 0.60 | 0.25 | 0.21 |

5.3 The purpose of analysing results at this level of detail is not to highlight areas of the Borough with surplus provision, rather the intention is to focus on areas of shortfall and how these may best be rectified. It also helps to set recommended quantity standards which can be used to determine the open space requirements for new developments and securing of an appropriate contribution toward new or improved greenspace.

5.4 No quantity standard is set for cemetery provision as the need for burial space provision should be determined by demand and remaining capacity. Similarly no quantity standard is suggested for green corridors due to their linear nature.

# 06 Ashton-under-Lyne

## Area Profile

6.1 The township of Ashton-under-Lyne has a resident population of 48,198 and is 1,519 hectares in size, 52% of which is broadly residential and urban in nature. The township contains a number of environmental assets including good access to open countryside via Park Bridge and Daisy Nook Country Parks alongside a range of more formal provision at King George V playing fields and Waterloo and Oxford Street Parks. There is also above average provision of sport and recreational facilities, predominantly located at Richmond Street.

**Figure 6.0** Open Space composition of Ashton

**Borough average**

## Accessibility

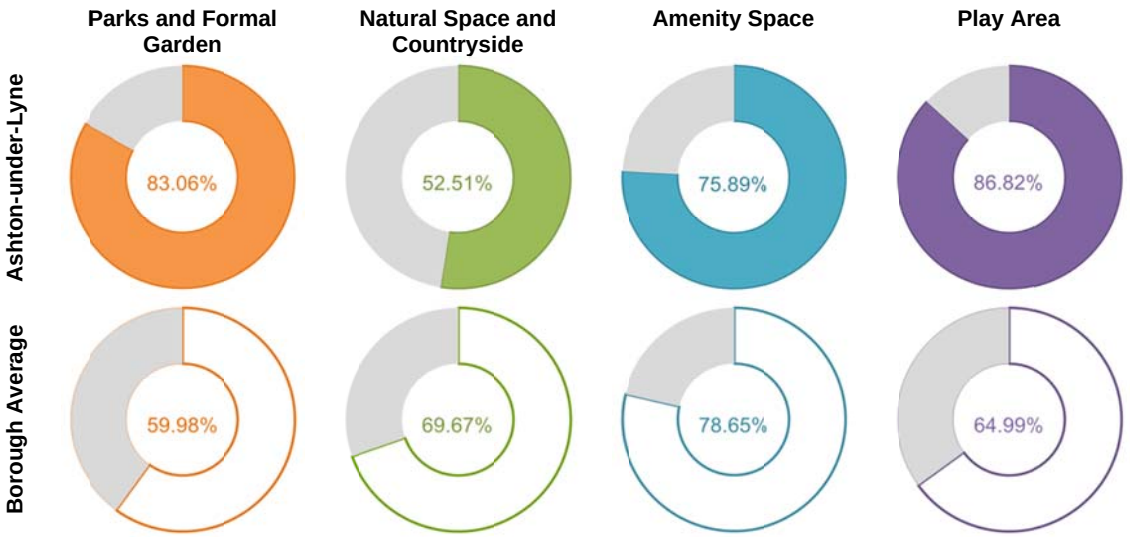
6.2 If an area does not have access to the required level of provision consistent with the accessibility standards, detailed below, it is considered to be deficient. The Council has identified if additional land or sites may be needed or potential opportunities that could be explored to provide comprehensive access and address the deficiency. For instance where a gap in one form of typology exists the area may be well served by an alternate type of open space.

**Table 6.0** Accessibility distances

| Parks and formal gardens | Natural space and countryside | Amenity space | Play areas |
|---|---|---|---|
| 600m/440m | 440m | 440m | 825m/330m/83m |

6.3 The following graphs and table 6.1 summarise the deficiencies identified through the application of these accessibility standards, together with recommended actions. The relevant maps should be read in conjunction with the application of the accessibility standards can be found at the end of this township chapter.

**Figure 6.1** Residential Urban Area Accessibility




6.4 The residential urban area of Ashton-under-Lyne has above average access to both parks and formal gardens, and to play area. Access to amenity space is broadly consistent with the Borough average, while that to natural space and the countryside is a little below. The significance of the gaps and elements of the residential urban area which do not have adequate access to these open spaces are explored more fully below. The purpose of identifying gaps and deficiencies is to highlight where it may be appropriate to introduce new provision. Where a gap is not considered to be significant or the presence of alternative provision is identified as providing alternative opportunities, this should not be used as the basis for justifying the loss of other sites.

**Table 6.1** Accessibility deficiencies and recommended actions

| | Identified Gap | Recommendation |
|---|---|---|
| **Parks and Formal Garden** | Gaps are identified to the periphery of the urban area, to the Crowhill, Hartshead Estate and Hazlehurst areas of Ashton.<br><br>More marginal gaps are also shown to the Hooley Hill area. | Given the provision of district based parks the gaps are not considered to be significant.<br><br>Exploring opportunities for equipped areas for play to Hartshead Estate, Hazlehurst and Crowhill would aid in minimising gaps through the creation of alternative provision. |
| **Natural Space and Countryside** | Gaps are identified to the central core of the study area focused around Ashton-under-Lyne town centre, Charlestown and Guide Bridge. | Provision of accessible amenity space, parks and play area are considered to provide sufficient alternative opportunities. |
| **Amenity Space** | Marginal gaps are shown to the periphery of study area to Hartshead Estate and Hazlehurst areas of Ashton. | Provision of parks and play area to the centre of the study area, particularly King George V Playing Fields and Oxford Park are considered to provide sufficient alternative opportunities. |

| | Identified Gap | Recommendation |
|---|---|---|
| | Additional gaps are present to the centre of the study area. | Although access to the open countryside to the north and east of the study area aids in providing alternative opportunities to the periphery of the township, maximising opportunities for the provision of amenity space would aid in reducing deficiencies. |
| **Play Area** | Gaps are generally limited with good access to play area other than to the north and east of Hartshead estate and to Hazlehurst. | Opportunities for equipped areas for play to Hartshead estate and Hazlehurst would aid in providing comprehensive cover. |

6.5 The residential urban area of Ashton-under-Lyne is generally considered to have adequate access to public open space, where a deficiency in primary typology has been identified alternative provision is typically present. Of note, opportunities to secure amenity space alongside play provision to the areas of Hartshead Estate, Hazlehurst would provide more comprehensive cover across the township. Play facilities to Crowhill would also aid in minimising gaps in the provision of parks.

## Quantity

6.6 Table 6.2 below sets out the level of open space provision within Ashton-under-Lyne. The base position is the result of initial survey work, following a comprehensive review of the Councils 2010 Open Space Assessment for Ashton. This base position includes a range of sites that have limited open public access or are restricted to specific members groups. In addition a range of sites have been also screened out of the base position following assessment, which although benefiting from potentially open access and strong visual benefit perform a more limited functional role within the wider community. The screened out sites are shown in the central column. The result of what is considered to comprise public and other functional open space for the township are shown to the far right.

**Table 6.2** Open space provision

| Public Open Space Provision | Base Position | | Screened out | | Result | |
|---|---|---|---|---|---|---|
| | Sites | Area (ha) | Sites | Area (ha) | Sites | Area (ha) |
| Parks and Formal Garden | 13 | 21.35 | 1 | 0.24 | 12 | 21.11 |
| Natural Space and Countryside | 76 | 424.88 | 43 | 158.63 | 33 | 266.25 |
| Amenity Space | 94 | 36.39 | 74 | 13.44 | 20 | 22.95 |
| Play Area | 9 | 1.97 | 0 | 0 | 9 | 1.97 |
| | **192** | **484.59** | **118** | **172.31** | **74** | **312.28** |
| **Other Open Space Provision** | | | | | | |
| Allotment | | | | | 2 | 2.18 |
| Cemetery and Churchyard | | | | | 9 | 11.9 |
| Green Corridor | | | | | 5 | 14.97 |
| Outdoor Sport and Recreation | | | | | 17 | 73.68 |
| Derelict Land | | | | | 33 | 25.94 |
| | | | | | **66** | **128.67** |

6.7 Defining quantity standards can be a useful way to help identify areas of shortfalls and to set open space requirements for future developments. Current levels of open space provision taken from table 6.2 above are used along with a townships resident population to calculate a hectare quantity standard per 1,000 residents for each typology. Quantity standards can then be compared to other townships, the borough's average and Fields in Trust Guidance.

6.8 Provision levels can impact on aspirational future standards and consequently residents base their judgement of need on or around current levels of open space. No standards are set within this chapter for cemeteries, green corridors or allotments as these typologies are considered separately on a borough wide basis. The setting of an overall standard is considered later within this report.

6.9 Ashton-under-Lyne falls short of the borough average for parks and formal gardens, amenity space and natural space and countryside and also falls short of FIT guidance for play area. It should be noted, however, that all townships apart from Audenshaw and Dukinfield exceed FIT guidance for natural space and countryside.

**Table 6.3** Provision of public open space

| | **Current Population 48,198** | | |
|---|---|---|---|
| | **Quantity Standard (hectares per 1,000 of the population)** | | |
| | **Ashton Provision** | **Tameside average** | **Fields in Trust guidance** |
| **Parks and Formal Garden** | 0.44 | 0.53 | 0.80 |
| **Natural Space and Countryside** | 5.52 | 13.13 | 1.80 |
| **Amenity Space** | 0.48 | 0.57 | 0.60 |
| **Play area** | 0.04 | 0.04 | 0.25 |

## Quality and Value

6.10 Assessing the quality and value of open spaces aids in identifying those sites which could be given the highest level of protection and potentially receive Local Greenspace Designation through future Local Plan policy. Equally this data can be used to identify those sites which require enhancement to improve quality or value, or those sites which may be redundant in terms of their current use.

**Table 6.4** Quality and value scoring of sites

| **Parks and Formal Gardens** | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 1 King George V Playing Fields, Ashton<br>3 Waterloo Park, off Oldham Road/ Store Street<br>7 Radcliffe Freedom Gardens Oldham Rd Ashton<br>8 Memorial Gardens, Crickets Lane North Ashton<br>10 Trinity Moss Millennium Green Ashton | |

| | | | |
|---|---|---|---|
| | | 18 Oxford Park, Stockport Road<br>19 West End Park, Manchester Road<br>23 Cedar Park, Queens Road<br>28 Doorstep Green, Ryecroft Street<br>165 Junction of Richmond Street/ Cotton Street West<br>526 Katherine St | |
| | Low | 1345 Trafalgar Square | |

**Natural Space and Countryside**

| | | Quality | |
|---|---|---|---|
| | | Adequate | Low |
| Value | Adequate | 527 Former water treatment works, off Ney Street<br>528 Lumb Lane / Back Lane<br>530 Taunton Fields off Newmarket Road/ Lumb Lane<br>532 Land between Hazelhurst Road and Low Field Avenue<br>544 Taunton Brook, south of Anglesey Road/ Ney Street<br>595 Junction of Minerva Road/ Whitelands Road<br>598 Bank Top Field, Whitelands Road<br>610 Higher Hartshead, east side of Lees Road<br>614 Rabit Clough, north Alt Hill Lane/ east Alt Hill Road<br>621 Broadoak Clough, west of Lees Road<br>635 Audenshaw Tame Bank, west of Shepley Industrial Estate North, Shepley Road<br>824 Former site of Newmarket Grove, off Grove Street<br>843 Higher Alt Hill Farm, Alt Hill Road/ Alt Hill Lane<br>845 Adjacent to River Medlock west of Oldham Road<br>1346 South of Portland Basin between Ashton Canal and Peak Forest Canal<br>1357 Land to the east of Hunters Lodge<br>1492 Knott Hill Reservior, south of Lily Lanes<br>1500 Hartshead Pike, off Back Lane/ Lily Lanes<br>1519 South Alt Hill Lane<br>1520 North Alt Hill Lane/ west Lees Road<br>1524 Rocher Vale, Park Bridge | 613 Holden Clough north St Albans Avenue<br>1342 Adjacent Ashton Court, Shepley Road<br>1491 Greenhurst Clough, Lees Road, Ashton under Lyne |
| | Low | 1483 South west Hartshead Inn, Mossley Road<br>1495 Rear Heap's Farm, Lily Lanes, Ashton under Lyne<br>1522 North of Fields Farm, Lees Road | 611 Hartshead Green, off Lily Lanes<br>865 East of Hope Fold Cottage Richmond Street/Back Lane<br>1497 Greenhurst Clough, Lily Lanes<br>1514 Lowerfold north of Whalley Grove |

**Amenity Space**

| | | Quality | |
|---|---|---|---|
| | | Adequate | Low |
| Value | Adequate | 35 Platting Grove<br>41 Lindisfarne Road<br>52 Borrowdale Crescent<br>58 Land at Wellbank Avenue<br>75 Park Parade | 221 Sharon Close/ Birch Street |

| | | | |
|---|---|---|---|
| | | 76 Rear 1-33 Sheard Avenue<br>78 Sheard Avenue/ Lees Road<br>87 South Smallshaw Lane<br>97 Fern Lodge Drive<br>185 St Stephens Avenue<br>278 West side St Albans Avenue opposite Rugby Club<br>524 Limehurst Estate<br>1646 Junction of Crickets Lane/ Penny Meadow | |
| | Low | 60 Downshaw Road<br>73 Smallshaw Lane<br>79 Adjacent 43-63 Lees Road<br>90 Junction Montague Road and Neal Avenue<br>91 Land at Hutton Avenue<br>93 Adjacent 145-177 Rose Hill Road | |

| **Play Area** | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 1002 Opposite 76-42 Rutland Street<br>1006 Albert Walk, off Victoria Street<br>1627 King George V Playing Fields, Clarence Road<br>1628 South of Store Street and east of Oldham Road<br>1637 Oxford Park Stockport Road/Pottinger Street<br>1640 Cedar Park, Queens Road/Carrs Street | |
| | Low | 1631 Trinity Moss Millennium Green, Burlington Street/Blandford Street<br>1638 West End Park, Manchester Road/Stockport Road<br>1643 Adjacent 373-431 Katherine Street | |

# 07 Audenshaw

## Area Profile

7.1 The township of Audenshaw has a resident population of 12,049 and is 468 hectares in size, 51% of which is residential and urban in nature. Audenshaw is located to the central and western edge of the borough, bisected by the M60 motorway and has Droylsden town centre to its north and Denton to the South. Uncovered reservoirs are also a significant feature within the urban landscape. Most notable is the limited amount of natural space and countryside available for public use. The township does however contain above average levels of amenity space and sports and recreation facilities, the latter being predominantly located at Denton and Fairfield Golf Clubs.

**Figure 7.0** Open Space composition of Audenshaw

**Borough average**

## Accessibility

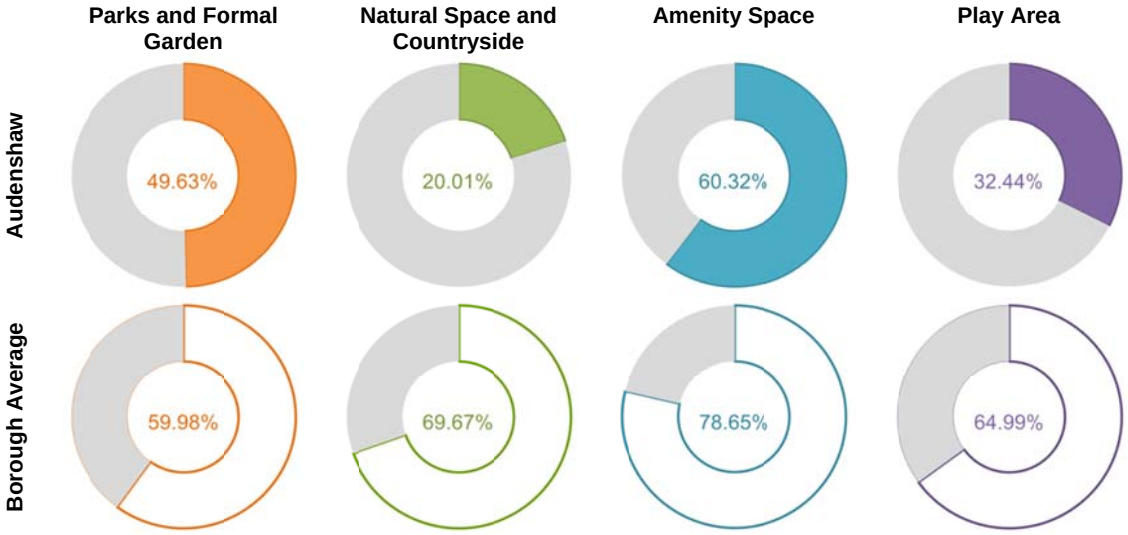
7.2 If an area does not have access to the required level of provision consistent with the accessibility standards, detailed below, it is considered to be deficient. The Council has identified if additional land or sites may be needed or potential opportunities that could be explored to provide comprehensive access and address the deficiency. For instance where a gap in one form of typology exists the area may be well served by an alternate type of open space.

**Table 7.0** Accessibility distances

| Parks and formal gardens | Natural space and countryside | Amenity space | Play areas |
|---|---|---|---|
| 600m/440m | 440m | 440m | 825m/330m/83m |

7.3 The following graphs and table 7.1 summarise the deficiencies identified through the application of these accessibility standards, together with recommended actions. The relevant maps should be read in conjunction with the application of the accessibility standards can be found at the end of this township chapter.

**Figure 7.1** Residential Urban Area Accessibility




7.4 The residential urban area of Audenshaw has below average access across all typology although this is more markedly so in relation to natural space and countryside and play area. Access to amenity space and parks and garden is more consistent with the Borough average. The significance of gaps and elements of the residential urban area which do not have adequate access to these open spaces are explored more fully below. The purpose of identifying gaps and deficiencies is to highlight where it may be appropriate to introduce new provision. Where a gap is not considered to be significant or the presence of alternative provision is identified as providing alternative opportunities, this should not be used as the basis for justifying the loss of other sites.

**Table 7.1** Accessibility deficiencies and recommended actions

| | Identified Gap | Recommendation |
|---|---|---|
| **Parks and Formal Garden** | The south and east of the study area in the vicinity of Audenshaw High School shows a large gap in provision. | Given the provision of district based parks the gaps shown are not considered to be significant.<br><br>Additionally between provision at Rycroft Hall and Victoria Park substantial amenity space exists along Guide Lane with a locally equipped area for play at Cemetery Road.<br><br>Opportunities for improving the provision of play equipment, at or in the vicinity of Redmond Close however would aid in minimising any remaining gaps through the provision of alternative opportunities. |
| **Natural Space and Countryside** | A large gap is identified to the core of the study area. | Opportunities for natural space and countryside are limited within the urban area of Audenshaw where the provision of accessible amenity space alongside parks and garden are considered to provide sufficient alternative opportunities.<br><br>Provision of the Manchester Canal and greenway to Littlemoss are also considered to provide alternative opportunities more akin to accessing the countryside. |
| **Amenity Space** | A gap exists focused around the Snipe Retail Park and Ryecroft Hall | The gap is not considered to be significant owing to the presence of amenity provision within the park at |

| | Identified Gap | Recommendation |
|---|---|---|
| | to the north of the study area. | Ryecroft Hall. |
| **Play Area** | Several gaps are identified to play space provision, most notably in the south and east toward Guide Bridge, and west of the study area toward Fairfield.<br><br>Other smaller gaps existing toward the periphery of the study area. | Opportunities for equipped areas for play to the two primary gaps toward Redmond Close and Fairfield would aid in minimising remaining gaps in provision. |

7.5 The residential urban area of Audenshaw is generally considered to have adequate access to public open space, where a deficiency in primary typology has been identified, alternative provision is typically present. The urban nature of the study area coupled with impediments to movement such as rail lines, M60 motorway and Audenshaw reservoir provide challenges in ensuring adequate access to provision. Of note, opportunities to secure new and improved play provision to at two key locations would aid in providing more comprehensive cover across the township.

## Quantity

7.6 Table 7.2 below sets out the level of open space provision within Audenshaw. The base position is the result of initial survey work, following a comprehensive review of the Councils 2010 Open Space Assessment for Audenshaw. This base position includes a range of sites that have limited open public access or are restricted to specific members groups. In addition a range of sites have been also screened out of the base position following assessment, which although benefiting from potentially open access and strong visual benefit perform a more limited functional role within the wider community. The screened out sites are shown in the central column. The result of what is considered to comprise public and other functional open space for the township are shown to the far right.

**Table 7.2** Open space provision

| **Public Open Space Provision** | | | | | | |
|---|---|---|---|---|---|---|
| | **Base Position** | | **Screened out** | | **Result** | |
| | **Sites** | **Area (ha)** | **Sites** | **Area (ha)** | **Sites** | **Area (ha)** |
| **Parks and Formal Garden** | 2 | 2.78 | 0 | 0 | 2 | 2.78 |
| **Natural Space and Countryside** | 3 | 1.61 | 2 | 0.99 | 1 | 0.62 |
| **Amenity Space** | 25 | 22.07 | 18 | 8.61 | 7 | 13.46 |
| **Play Area** | 5 | 0.36 | 0 | 0 | 5 | 0.36 |
| | **35** | **26.82** | **20** | **9.6** | **15** | **17.22** |
| **Other Open Space Provision** | | | | | | |
| **Allotment** | | | | | 1 | 0.44 |
| **Cemetery and Churchyard** | | | | | 1 | 3.38 |
| **Green Corridor** | | | | | 3 | 5.12 |
| **Outdoor Sport and Recreation** | | | | | 6 | 96.76 |
| **Derelict Land** | | | | | 5 | 9.75 |
| | | | | | **16** | **115.45** |

7.7 Defining quantity standards can be a useful way to help identify areas of shortfalls and to set open space requirements for future developments. Current levels of open space provision taken from table 7.2 above are used along with a townships resident population to calculate a hectare quantity standard per 1,000 residents for each typology. Quantity standards can then be compared to other townships, the borough's average and Fields in Trust Guidance.

7.8 Provision levels can impact on aspirational future standards and consequently residents base their judgement of need on or around current levels of open space. No standards are set within this chapter for cemeteries, green corridors or allotments as these typologies are considered separately on a borough wide basis. The setting of an overall standard is considered later within this report.

7.9 Audenshaw falls short of the borough average for parks and formal gardens, natural space and countryside and play area, however, it exceeds both the borough average and FIT guidance standard for amenity space.

**Table 7.3** Provision of public open space

| | **Current Population 12,049** | | |
|---|---|---|---|
| | **Quantity Standard (hectares per 1,000 of the population)** | | |
| | **Audenshaw Provision** | **Tameside average** | **Fields in Trust guidance** |
| **Parks and Formal Garden** | 0.23 | 0.53 | 0.80 |
| **Natural Space and Countryside** | 0.05 | 13.13 | 1.80 |
| **Amenity Space** | 1.12 | 0.57 | 0.60 |
| **Play area** | 0.03 | 0.04 | 0.25 |

## Quality and Value

7.10 Assessing the quality and value of open spaces aids in identifying those sites which could be given the highest level of protection and potentially receive Local Greenspace Designation through future Local Plan policy. Equally this data can be used to identify those sites which require enhancement to improve quality or value, or those sites which may be redundant in terms of their current use.

**Table 7.4** Quality and value scoring of sites

| **Parks and Formal Gardens** | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 12 Ryecroft Hall Park Audenshaw<br>190 Assheton Avenue | |
| | Low | | |

**Natural Space and Countryside**

| | | Quality | |
|---|---|---|---|
| | | Adequate | Low |
| Value | Adequate | 581 Off Fairway View/ adjacent Gorton Upper Reservoir | |
| | Low | | |

**Amenity Space**

| | | Quality | |
|---|---|---|---|
| | | Adequate | Low |
| Value | Adequate | 174 Audenshaw Road Memorial Gardens, Audenshaw Road<br>237 Guide Lane Brickworks, off Enville Street<br>426 Adjacent to Cemetery, Cemetery Road<br>1337 Adjacent 39 Leech Brook Avenue | |
| | Low | 320 Adjacent 38-64 Cemetery Road<br>328 Junction of Denshaw Avenue/ Egerton street | 322 Junction of Elizabeth Avenue/ Hopkinson Avenue |

**Play Area**

| | | Quality | |
|---|---|---|---|
| | | Adequate | Low |
| Value | Adequate | 1011 Opposite 14-20 Cemetery Road<br>1027 Adjacent 37 Leech Brook Avenue<br>1633 Ryecroft Hall Lumb Lane/Park Road<br>1666 Medlock Vale Place | |
| | Low | 1010 Off Churchfields | |

# 08 Denton

## Area Profile

8.1 The township of Denton has a resident population of 33,383 and is 1,078 hectares in size, 56% of which is broadly residential and urban in nature. Located within the south west of the Borough at its southern boundary, Denton borders Bredbury and Reddish both within Stockport. The M60 and M67 motorways also transverse the township in a north south and east west direction. The River Tame corridor, which the Trans Pennine trail largely mirrors, provide significant areas of natural space and Countryside for community use around the townships urban fringe. Also noteworthy are Victoria, Granada and Haughton Green Parks.

**Figure 8.1** Open Space composition of Denton

**Borough average**

## Accessibility

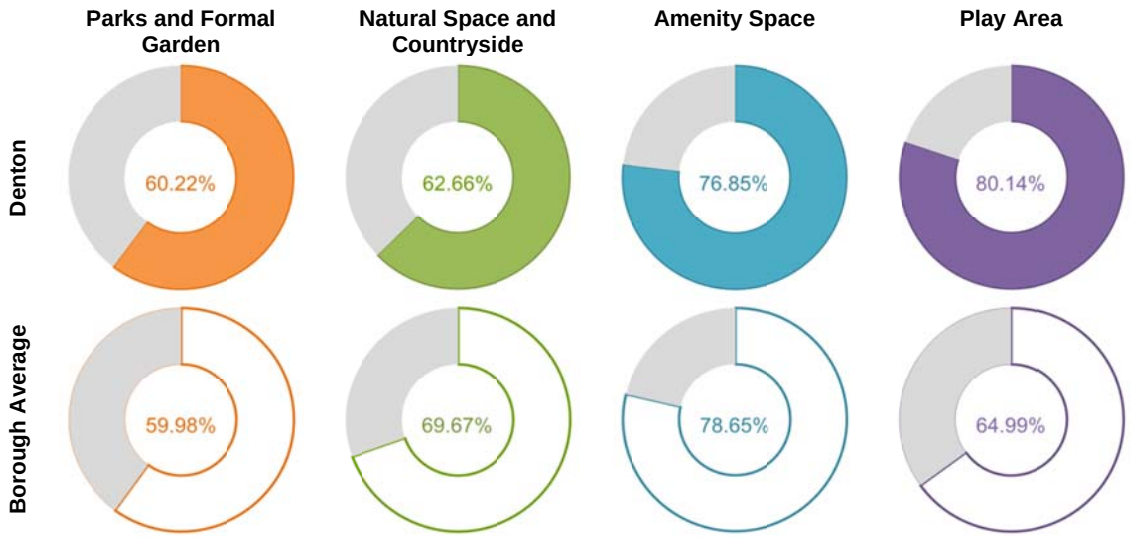
8.2 If an area does not have access to the required level of provision consistent with the accessibility standards, detailed below, it is considered to be deficient. The Council has identified if additional land or sites may be needed or potential opportunities that could be explored to provide comprehensive access and address the deficiency. For instance where a gap in one form of typology exists the area may be well served by an alternate type of open space.

**Table 8.0** Accessibility distances

| Parks and formal gardens | Natural space and countryside | Amenity space | Play areas |
|---|---|---|---|
| 600m/440m | 440m | 440m | 825m/330m/83m |

8.3 The following graphs and table 8.1 summarise the deficiencies identified through the application of these accessibility standards, together with recommended actions. The relevant maps should be read in conjunction with the application of the accessibility standards can be found at the end of this township chapter.

**Figure 8.1** Residential Urban Area Accessibility




8.4 The residential urban area of Denton has access to parks and formal gardens, natural countryside and amenity space broadly consistent with the Borough average, while access to play area is markedly better than the borough average. The significance of the gaps and elements of the residential urban area which do not have adequate access to these open spaces are explored more fully below. The purpose of identifying gaps and deficiencies is to highlight where it may be appropriate to introduce new provision. Where a gap is not considered to be significant or the presence of alternative provision is identified as providing alternative opportunities, this should not be used as the basis for justifying the loss of other sites.

**Table 8.1** Accessibility deficiencies and recommended actions

| | Identified Gap | Recommendation |
|---|---|---|
| **Parks and Formal Garden** | Gaps are identified to the periphery of Dane Bank.<br><br>Gaps are also shown between Haughton Green and Denton town centre and to the north of the study area. | Given the provision of district based parks gaps are not considered to be significant.<br><br>Additionally between Haughton Green and Denton town centre and to the north of the study area, equipped areas for play exist within wider areas of amenity space.<br><br>The exploring of opportunities for equipped areas for play to the north east of Dane Bank and to the east of the wider area would aid in minimising any remaining gaps through creating alternative opportunities. |
| **Natural Space and Countryside** | Gaps are identified to the north of Dane bank and to the central core of the study area. | Provision of accessible amenity space to the centre of the study area is considered to provide sufficient alternative opportunities.<br><br>Additionally access to Debdale Park is considered to provide sufficient alternative opportunity. |
| **Amenity Space** | Limited gaps to the periphery of Haughton Green and centre of Denton are identified.<br><br>Gaps are identified to the centre | The limited gaps to Haughton Green and centre of Denton are not considered significant and access to open countryside is considered to provide sufficient alternative opportunities. |

| | Identified Gap | Recommendation |
|---|---|---|
| | and north east of Dane Bank. | Granada park to the centre of Dane Bank is considered to provide sufficient alternative provision, containing amenity space.<br><br>Maximising opportunities to the north and east of Dane Bank would aid in further reducing deficiencies. |
| **Play Area** | With the inclusion of play provision contained within the Councils Parks and the adjacent Debdale Park, gaps are more limited. However they remain to the east of Denton and to the north east of Dane Bank. | Opportunities for equipped areas for play to the north east of Dane Bank and to the east of the wider study area would aid in minimising remaining gaps in provision. |

8.5 The residential urban area of Denton is generally considered to have adequate access to public open space, where a deficiency in primary typology has been identified, alternative provision is typically present. The M67 and M60 motorway in particular provide distinctive communities within the wider township. Opportunities to secure new play provision alongside amenity space to the north and east of Dane Bank alongside play provision to the east of the study area would aid in providing more comprehensive cover across the township.

## Quantity

8.6 Table 8.2 below sets out the level of open space provision within Denton. The base position is the result of initial survey work, following a comprehensive review of the Councils 2010 Open Space Assessment for Denton. This base position includes a range of sites that have limited open public access or are restricted to specific members groups. In addition a range of sites have been also screened out of the base position following assessment, which although benefiting from potentially open access and strong visual benefit perform a more limited functional role within the wider community. The screened out sites are shown in the central column. The result of what is considered to comprise public and other functional open space for the township are shown to the far right.

**Table 8.2** Open space provision

| Public Open Space Provision | Base Position | | Screened out | | Result | |
|---|---|---|---|---|---|---|
| | Sites | Area (ha) | Sites | Area (ha) | Sites | Area (ha) |
| Parks and Formal Garden | 4 | 10.37 | 0 | 0 | 4 | 10.37 |
| Natural Space and Countryside | 29 | 257.18 | 16 | 113.22 | 13 | 143.96 |
| Amenity Space | 80 | 34.42 | 56 | 13.6 | 24 | 20.82 |
| Play Area | 7 | 1.71 | 1 | 0.47 | 6 | 1.24 |
| | **120** | **303.68** | **73** | **127.29** | **47** | **176.39** |
| **Other Open Space Provision** | | | | | | |
| Allotment | | | | | 5 | 9.61 |
| Cemetery and Churchyard | | | | | 5 | 5.79 |
| Green Corridor | | | | | 0 | 0 |
| Outdoor Sport and Recreation | | | | | 9 | 16.78 |
| Derelict Land | | | | | 15 | 7.5 |
| | | | | | **34** | **39.68** |

8.7 Defining quantity standards can be a useful way to help identify areas of shortfalls and to set open space requirements for future developments. Current levels of open space provision taken from table 8.2 above are used along with a townships resident population to calculate a hectare quantity standard per 1,000 residents for each typology. Quantity standards can then be compared to other townships, the borough's average and Fields in Trust Guidance.

8.8 Provision levels can impact on aspirational future standards and consequently residents base their judgement of need on or around current levels of open space. No standards are set within this chapter for cemeteries, green corridors or allotments as these typologies are considered separately on a borough wide basis. The setting of an overall standard is considered later within this report.

8.9 Denton falls short of the borough average for parks and formal gardens and natural space and countryside. It also falls short of FIT guidance for play area. It however exceeds the borough average for amenity space and it should be noted that all townships apart from Audenshaw and Dukinfield exceed FIT guidance for natural space and countryside.

**Table 8.3** Provision of public open space

| | Current Population 33,383 | | |
|---|---|---|---|
| | Quantity Standard (hectares per 1,000 of the population) | | |
| | Denton Provision | Tameside average | Fields in Trust guidance |
| Parks and Formal Garden | 0.31 | 0.53 | 0.80 |
| Natural Space and Countryside | 4.31 | 13.13 | 1.80 |
| Amenity Space | 0.62 | 0.57 | 0.60 |
| Play area | 0.04 | 0.04 | 0.25 |

## Quality and Value

8.10 Assessing the quality and value of open spaces aids in identifying those sites which could be given the highest level of protection and potentially receive Local Greenspace Designation through future Local Plan policy. Equally this data can be used to identify those sites which require enhancement to improve quality or value, or those sites which may be redundant in terms of their current use.

**Table 8.4** Quality and value scoring of sites

**Parks and Formal Gardens**

| | | Quality | |
|---|---|---|---|
| | | Adequate | Low |
| Value | Adequate | 9 Victoria Park Denton<br>13 Granada Park Denton<br>15 Thornley Park, Junction of Manchester Road/Laburnham Road/Balmoral Avenue<br>20 Haughton Green Park, off Bakewell Avenue | |
| | Low | | |

**Natural Space and Countryside**

| | | Quality | |
|---|---|---|---|
| | | Adequate | Low |
| Value | Adequate | 601 Horse Field, Thornely Lane South<br>1086 Off, Mill Lane<br>1326 Yew Tree Road<br>563 Off Fairlea/Valley Grove/ St Lawrences Road<br>835 Holt Wood north of River Tame, south of Ross Lave Lane<br>605 Off Mancunian Road/ Wordsworth Road<br>609 South of River Tame, off Mill Lane<br>642 Jet Amber Fields, off Broomstair Road<br>1328 Hulmes Wood<br>1330 Gilbraltar Wood | 816 Denton Wood/Jackson Gardens/rear of 1-31 Kennedy Way<br>1081 Access between 46 and 50 Ruby Street |
| | Low | | 1314 Rear of 47-62 City Avenue |

**Amenity Space**

| | | Quality | |
|---|---|---|---|
| | | Adequate | Low |
| Value | Adequate | 100 Heather Lea<br>145 Speke Walk off Circular Road<br>202 Junction of Thornley Lane South/ Hillview Road<br>212 Town Lane/ City Avenue<br>213 Capesthorne Walk<br>225 Welshpool Way/ Lancaster Road<br>243 Exeter Avenue<br>246 Ipswich Walk/ Taunton Walk, off Lancaster Road<br>900 Junction of Town Lane and Melbourne Street<br>910 Leaford Close | 209 Junction of Derby Street/ Catherine Street West |

| | | | |
|---|---|---|---|
| | | 1327 Off Jackson Gardens<br>1332 Haughton Green Youth Centre, Lancaster Road<br>1334 Adjacent 60-76 Cemetery Road<br>1335 Haughton Green Village Green, Haughton Green Road<br>1339 Between 30 and 32 Tame Street<br>1341 Adjacent 1 Haughton Street | |
| | Low | 105 Acacia Avenue<br>219 Foxdenton Walk<br>222 Standish Walk<br>229 Adjacent 42-54 Gainsborough Walk<br>232 Ilkeston Walk/ Mancunian Road<br>240 Adjacent 18 Clarendon Road<br>1088 Lewes Avenue | |

| **Play Area** | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 1359 Granada Park Denton<br>1360 Victoria Park, Acre Street<br>1361 Haughton Green Park, east of Hayfield Walk | |
| | Low | 1338 Between 28 and 30 Tame Street<br>1340 Haughton Street | 1028 South of Greswell County Primary School, off Cannon Walk |

# 09 Droylsden

## Area Profile

9.1 The township of Droylsden has a resident population of 22,974 and is 551 hectares in size, 58% of which is residential and urban in nature. Located in the north west of the Borough with Openshaw and Manchester to its western boundary and Oldham to the north, commercial activities are focused within its town centre with Metrolink connections and a canal basin at Droylsden Marina. Medlock Vale and Clayton Vale beyond and the Hollinwood Branch Canal provide opportunities to access natural space and the countryside. Noteworthy is also the above average level of space devoted to formal parks and gardens with provision at Lees Park and Lewis Road complemented by further smaller scale provision.

**Figure 9.1** Open Space composition of Droylsden

**Borough average**

## Accessibility

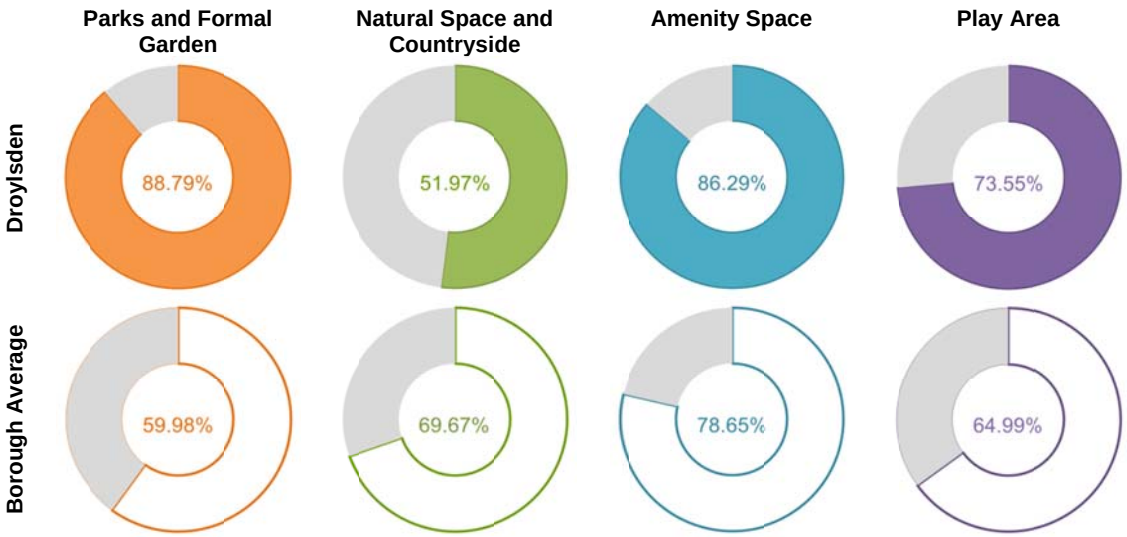
9.2 If an area does not have access to the required level of provision consistent with the accessibility standards, detailed below, it is considered to be deficient. The Council has identified if additional land or sites may be needed or potential opportunities that could be explored to provide comprehensive access and address the deficiency. For instance where a gap in one form of typology exists the area may be well served by an alternate type of open space.

**Table 9.0** Accessibility distances

| Parks and formal gardens | Natural space and countryside | Amenity space | Play areas |
|---|---|---|---|
| 600m/440m | 440m | 440m | 825m/330m/83m |

9.3 The following graphs and table 9.1 summarises the deficiencies identified through the application of these accessibility standards, together with recommended actions. The relevant maps should be read in conjunction with the application of the accessibility standards can be found at the end of this township chapter.

**Figure 9.1** Residential Urban Area Accessibility




9.4 The residential urban area of Droylsden has significantly above average access to parks and formal gardens, play area and general amenity space. Access to natural space and the countryside is the only typology which falls a little below the Borough average. The significance of the gaps and elements of the residential urban area which do not have adequate access to these open spaces are explored more fully below. The purpose of identifying gaps and deficiencies is to highlight where it may be appropriate to introduce new provision. Where a gap is not considered to be significant or the presence of alternative provision is identified as providing alternative opportunities, this should not be used as the basis for justifying the loss of other sites.

**Table 9.1** Accessibility deficiencies and recommended actions

| | Identified Gap | Recommendation |
|---|---|---|
| **Parks and Formal Garden** | Gaps in parks provision are considered to be limited only being identified toward Fairfield in the south of the study area and Sunnyside Road to the north. | Gaps are not considered to be significant with minimal areas of the study area not having adequate access.<br><br>Additionally, play area and amenity space to the north of the study area are considered to provide sufficient alternative opportunities. |
| **Natural Space and Countryside** | Gaps are identified to the south and centre of the study area being focused primarily around Droylsden town centre. | Opportunities for natural space and countryside are limited within the urban area of Droylsden being found to the north of the study area and associated with the Medlock valley.<br><br>Provision of accessible amenity space alongside parks and garden particularly at Copperas Fields and Lees Park are considered to provide sufficient alternative opportunities.<br><br>Provision of the Manchester Canal and greenway to Littlemoss are also considered to provide alternative opportunities more akin to accessing the countryside. |

| | Identified Gap | Recommendation |
|---|---|---|
| Amenity Space | Limited gaps exist toward the periphery of the study area particularly to the north and west. | Provision contained within Sunnybank Park is considered to provide sufficient alternative opportunities where gaps exist. |
| Play Area | Gaps exist to the northern and southern extremities of the study area. | Opportunities for equipped areas for play to Fairfield, toward the Droylsden boundary with Audenshaw would aid in minimising remaining gaps in provision.<br><br>Gaps to the northern extent of the township are considered to be adequately provided for through facilities at Hewlett Johnson Playing Fields located within the administrative area of Manchester. |

9.5 The residential urban area of Droylsden is generally considered to have adequate access to public open space, where a primary typology is deficient then alternative provision is typically present and this only presents itself as an issue when considering access to natural space and the countryside. Opportunities to secure new play provision in the vicinity of Fairfield, adjacent to the township of Audenshaw, would aid in providing more comprehensive cover across the township.

## Quantity

9.6 Table 9.2 below sets out the level of open space provision within Droylsden. The base position is the result of initial survey work, following a comprehensive review of the Councils 2010 Open Space Assessment for Droylsden. This base position includes a range of sites that have limited open public access or are restricted to specific members groups. In addition a range of sites have been also screened out of the base position following assessment, which although benefiting from potentially open access and strong visual benefit perform a more limited functional role within the wider community. The screened out sites are shown in the central column. The result of what is considered to comprise public and other functional open space for the township are shown to the far right.

**Table 9.2** Open space provision

| Public Open Space Provision | Base Position | | Screened out | | Result | |
|---|---|---|---|---|---|---|
| | Sites | Area (ha) | Sites | Area (ha) | Sites | Area (ha) |
| Parks and Formal Garden | 6 | 17.64 | 0 | 0 | 6 | 17.64 |
| Natural Space and Countryside | 16 | 135.02 | 9 | 77.03 | 7 | 57.99 |
| Amenity Space | 44 | 18.19 | 31 | 6.18 | 13 | 12.01 |
| Play Area | 7 | 0.99 | 0 | 0 | 7 | 0.99 |
| | **73** | **171.84** | **40** | **83.21** | **33** | **88.63** |
| **Other Open Space Provision** | | | | | | |
| Allotment | | | | | 3 | 3.96 |
| Cemetery and Churchyard | | | | | 3 | 6.74 |
| Green Corridor | | | | | 3 | 10.11 |
| Outdoor Sport and Recreation | | | | | 7 | 9.97 |
| Derelict Land | | | | | 11 | 4.12 |
| | | | | | **27** | **34.9** |

9.7 Defining quantity standards can be a useful way to help identify areas of shortfalls and to set open space requirements for future developments. Current levels of open space provision taken from table 9.2 above are used along with a townships resident population to calculate a hectare quantity standard per 1,000 residents for each typology. Quantity standards can then be compared to other townships, the borough's average and Fields in Trust Guidance.

9.8 Provision levels can impact on aspirational future standards and consequently residents base their judgement of need on or around current levels of open space. No standards are set within this chapter for cemeteries, green corridors or allotments as these typologies are considered separately on a borough wide basis. The setting of an overall standard is considered later within this report.

9.9 Droylsden falls short of the borough average for natural space and countryside and amenity space and it also falls short of FIT guidance for play area and parks and formal garden. It should be noted however that all townships apart from Audenshaw and Dukinfield exceed FIT guidance for natural space and countryside.

**Table 9.3** Provision of public open space

| | Current Population 22,974 | | |
|---|---|---|---|
| | Quantity Standard (hectares per 1,000 of the population) | | |
| | Droylsden Provision | Tameside average | Fields in Trust guidance |
| Parks and Formal Garden | 0.77 | 0.53 | 0.80 |
| Natural Space and Countryside | 2.52 | 13.13 | 1.80 |
| Amenity Space | 0.52 | 0.57 | 0.60 |
| Play area | 0.04 | 0.04 | 0.25 |

## Quality and Value

9.10 Assessing the quality and value of open spaces aids in identifying those sites which could be given the highest level of protection and potentially receive Local Greenspace Designation through future Local Plan policy. Equally this data can be used to identify those sites which require enhancement to improve quality or value, or those sites which may be redundant in terms of their current use.

**Table 9.4** Quality and value scoring of sites

| Parks and Formal Gardens | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 5 Floral Gardens, West Drive/ Cemetery Road<br>6 Sunnybank Park, Lewis Road<br>22 Lees Park, Oldham Street off Market Street<br>70 Manchester Road<br>127 Junction of Edge Lane/ St Andrews Avenue | |

| | | | |
|---|---|---|---|
| | Low | 330 Littlemoss War Memorial Gardens, Lumb Lane | |

**Natural Space and Countryside**

| | | Quality | |
|---|---|---|---|
| | | Adequate | Low |
| Value | Adequate | 548 Lumb Clough, off Clough Road/ Hampshire Road<br>549 Lumb Clough, off Gloucester Road<br>551 Greenside Lane<br>637 North of Buckley Hill Farm, Cross Lane/ south Lumb Lane<br>1353 Littlemoss Camp | 550 Lumb Clough, north of railway line |
| | Low | | 634 East of Moss Side Farm, Moss Lane |

**Amenity Space**

| | | Quality | |
|---|---|---|---|
| | | Adequate | Low |
| Value | Adequate | 4 Adjacent Cemetery, Greenside Lane<br>63 Shakespeare Road<br>67 Suffolk Avenue<br>304 Medlock Sports Centre, Gardenfold Way<br>332 Peregrine Crescent<br>525 Sunnybank Road<br>641 Andrew Street<br>1350 East of Juniper Crescent | |
| | Low | 65 Surrey Avenue<br>66 Somerset Road<br>130 Moravian Field<br>154 Adjacent 83 Ashton Hill Lane<br>301 Oldham Street | |

**Play Area**

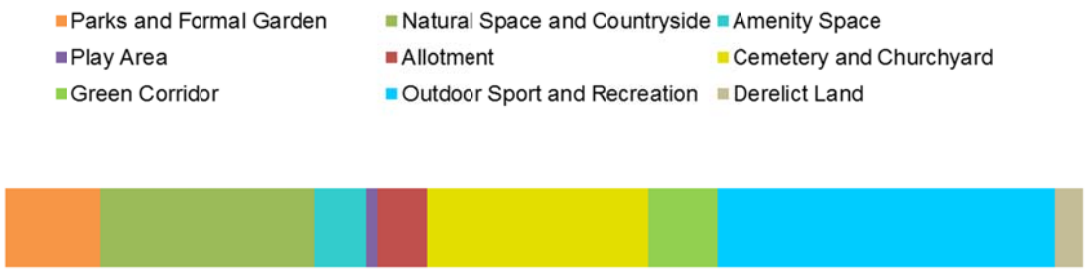
| | | Quality | |
|---|---|---|---|
| | | Adequate | Low |
| Value | Adequate | 1001 Junction of Lancaster Road/ York Road/ Sunnyside Road<br>1008 Medlock Leisure Centre, Greenfold Way<br>1009 Adjacent 21 Benny Lane<br>1012 Peregrine Crescent<br>1351 East of Juniper Crescent/ west of John Street<br>1629 Adjacent 7-14 West Drive<br>1630 East of Lewis Road and north of Droylsden Academy | |
| | Low | | |

# 10 Dukinfield

## Area Profile

10.1 The township of Dukinfield has a resident population of 12,639 and is 376 hectares in size, 63% of which is broadly residential and urban in nature. Dukinfield lies to the centre of the borough with the outer edges of its urban area merging with neighbouring towns, Ashton to the north, Stalybridge to the east and Hyde to the south. The Peak Forest Canal runs in a north south direction, providing a route to access more natural space beyond which comparative to the borough average is in relatively short supply and is reflective of the urban nature of Dukinfield. Noticeable is the greater than average level of space used for sport and recreation provision and for parks provision, largely contained with Dukinfield Park. Dukinfield also has significant allotment provision at Meadow Lane.

**Figure 10.0** Open Space composition of Dukinfield




**Borough average**

## Accessibility

10.2 If an area does not have access to the required level of provision consistent with the accessibility standards, detailed below, it is considered to be deficient. The Council has identified if additional land or sites may be needed or potential opportunities that could be explored to provide comprehensive access and address the deficiency. For instance where a gap in one form of typology exists the area may be well served by an alternate type of open space.

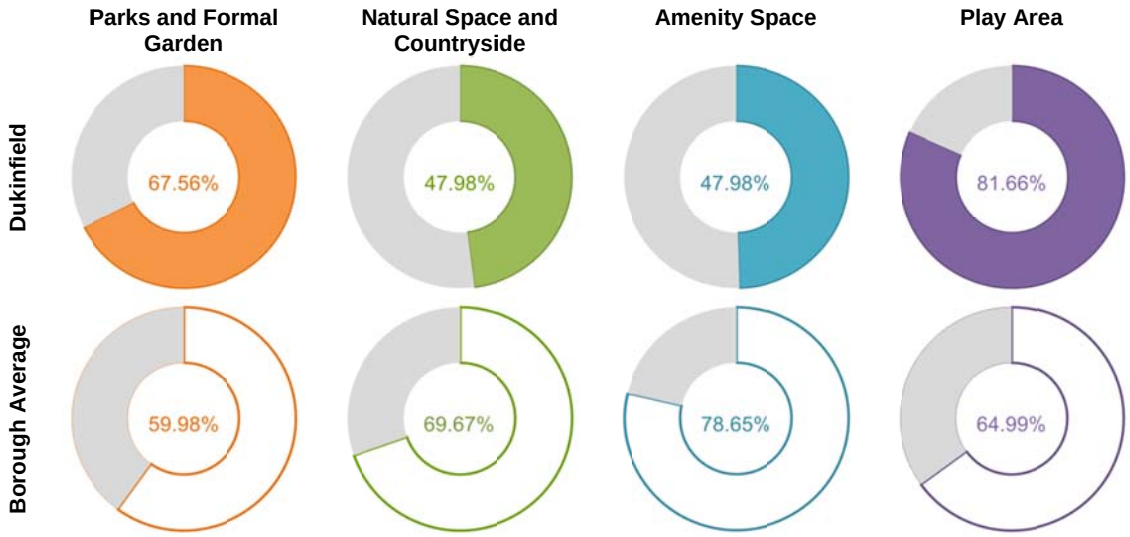
**Table 10.0** Accessibility distances

| Parks and formal gardens | Natural space and countryside | Amenity space | Play areas |
|---|---|---|---|
| 600m/440m | 440m | 440m | 825m/330m/83m |

10.3 The following graphs and table 10.1 summarises the deficiencies identified through the application of these accessibility standards, together with recommended actions.

The relevant maps should be read in conjunction with the application of the accessibility standards can be found at the end of this township chapter.

**Figure 10.1** Residential Urban Area Accessibility




10.4 The residential urban area of Dukinfield has above average access to both parks and formal gardens, and to play area. Access to amenity space and natural space and countryside fall some way short of the Borough average and are a reflection of the level of provision present. The significance of the gaps and elements of the residential urban area which do not have adequate access to these open spaces are explored more fully below. The purpose of identifying gaps and deficiencies is to highlight where it may be appropriate to introduce new provision. Where a gap is not considered to be significant or the presence of alternative provision is identified as providing alternative opportunities, this should not be used as the basis for justifying the loss of other sites.

**Table 10.1** Accessibility deficiencies and recommended actions

| | Identified Gap | Recommendation |
|---|---|---|
| **Parks and Formal Garden** | Gaps are identified in the Richmond Park area to the south of Dukinfield. | Given the provision of district based parks, the gaps are not considered to be significant between Dukinfield and Hyde Parks.<br><br>Play and amenity facilities exist at Thorncliffe Avenue providing access to alternative compensatory provision. Although gaps remain to the eastern edge of Richmond Park. |
| **Natural Space and Countryside** | Gaps are identified to the central core of the urban area of Dukinfield. | Opportunities for natural space and countryside are limited within the urban area of Dukinfield where the provision of accessible amenity space alongside parks and garden are considered to provide sufficient alternative opportunities. |
| **Amenity Space** | Gaps are identified to the north of the study area, up to the townships boundary with Ashton-under-Lyne. | While gaps within amenity space are reasonably extensive, opportunities provided at Dukinfield Park and Grove Street/Tower Street are considered to provide sufficient alternative opportunities. |

| | Identified Gap | Recommendation |
|---|---|---|
| Play Area | Gaps are identified to the south and east of the study area around Richmond Park. | Provision to the north and east of Richmond Park would minimise gaps |

10.5 The residential urban area of Dukinfield is generally considered to have adequate access to public open space, where a deficiency in primary typology has been identified, alternative provision is typically present, play provision to the north and east of the Richmond Park estate would ensure adequate access.

## Quantity

10.6 Table 10.2 below sets out the level of open space provision within Dukinfield. The base position is the result of initial survey work, following a comprehensive review of the Councils 2010 Open Space Assessment for Dukinfield. This base position includes a range of sites that have limited open public access or are restricted to specific members groups. In addition a range of sites have been also screened out of the base position following assessment, which although benefiting from potentially open access and strong visual benefit perform a more limited functional role within the wider community. The screened out sites are shown in the central column. The result of what is considered to comprise public and other functional open space for the township are shown to the far right.

**Table 10.2** Open space provision

| Public Open Space Provision | | | | | | |
|---|---|---|---|---|---|---|
| | Base Position | | Screened out | | Result | |
| | Sites | Area (ha) | Sites | Area (ha) | Sites | Area (ha) |
| Parks and Formal Garden | 2 | 4.84 | 0 | 0 | 2 | 4.84 |
| Natural Space and Countryside | 17 | 22.97 | 11 | 12.25 | 6 | 10.72 |
| Amenity Space | 28 | 5.12 | 26 | 2.46 | 2 | 2.66 |
| Play Area | 3 | 0.57 | 0 | 0 | 3 | 0.57 |
| | **50** | **33.5** | **37** | **14.71** | **13** | **18.79** |
| **Other Open Space Provision** | | | | | | |
| Allotment | | | | | 2 | 2.5 |
| Cemetery and Churchyard | | | | | 2 | 11.17 |
| Green Corridor | | | | | 2 | 3.43 |
| Outdoor Sport and Recreation | | | | | 7 | 17.08 |
| Derelict Land | | | | | 1 | 1.42 |
| | | | | | **14** | **35.6** |

10.7 Defining quantity standards can be a useful way to help identify areas of shortfalls and to set open space requirements for future developments. Current levels of open space provision taken from table 10.2 above are used along with a townships resident population to calculate a hectare quantity standard per 1,000 residents for each typology. Quantity standards can then be compared to other townships, the borough's average and Fields in Trust Guidance.

10.8 Provision levels can impact on aspirational future standards and consequently residents base their judgement of need on or around current levels of open space. No standards are set within this chapter for cemeteries, green corridors or allotments as these typologies are considered separately on a borough wide basis. The setting of an overall standard is considered later within this report.

10.9 Dukinfield falls short of the borough average for parks and formal gardens, amenity space and natural space and countryside and it also falls short of FIT guidance for play area.

**Table 10.3** Provision of public open space

| | Current Population 12,639<br>Quantity Standard (hectares per 1,000 of the population) | | |
|---|---|---|---|
| | **Dukinfield Provision** | **Tameside average** | **Fields in Trust guidance** |
| **Parks and Formal Garden** | 0.38 | 0.53 | 0.80 |
| **Natural Space and Countryside** | 0.85 | 13.13 | 1.80 |
| **Amenity Space** | 0.21 | 0.57 | 0.60 |
| **Play area** | 0.05 | 0.04 | 0.25 |

## Quality and Value

10.10 Assessing the quality and value of open spaces aids in identifying those sites which could be given the highest level of protection and potentially receive Local Greenspace Designation through future Local Plan policy. Equally this data can be used to identify those sites which require enhancement to improve quality or value, or those sites which may be redundant in terms of their current use.

**Table 10.4** Quality and value scoring of sites

| **Parks and Formal Gardens** | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 11 Dukinfield Park Dukinfield<br>17 Tame Valley Park, off Grove Street/ Tower Street | |
| | Low | | |

| **Natural Space and Countryside** | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 574 South of Well Bridge/ adjacent to Sewage Works,<br>577 Rear of Charles Street<br>596 Adjacent to Cemetery, Park Road<br>599 South of River Tame, off Bow Street<br>1644 East of sewage works and west of Peak Forest Canal<br>1645 West of 252-256 Astley Street and Peak | |

| | | | |
|---|---|---|---|
| | Low | Forest Canal | |
| | | | |

| Amenity Space | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 169 Between Congregational Church and 182 Dewsnap Lane<br>170 Richmond Road/ Dewsnap Lane | |
| | Low | | |

| Play Area | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 1003 Adjacent Dukinfield Congregational Church, Dewsnap Lane<br>1632 Dukinfield Park, King Street/Pickford Lane<br>1636 Junction of Grove Street and Tower Street | |
| | Low | | |

# 11 Hyde

## Area Profile

11.1 The township of Hyde has a resident population of 37,304 and is 1,612 hectares in size, 46% of which is broadly residential and urban in nature. Hyde is located in the south of the Borough, neighbouring Woodley in Stockport to the south, Denton to the west, Dukinfield to the north and Longdendale to the east. The open space profile of Hyde largely mirrors the boroughs average, with a strong element of accessible countryside featuring. This is reflective of the position of the township on the urban rural edge of the borough. Noticeable assets include Hyde Park located to the north of the town centre, Peak Forest Canal and Trans Pennine Trail green corridors and Werneth Low Country Park to the south and east of the township.

**Figure 11.0** Open Space composition of Hyde

**Borough average**

## Accessibility

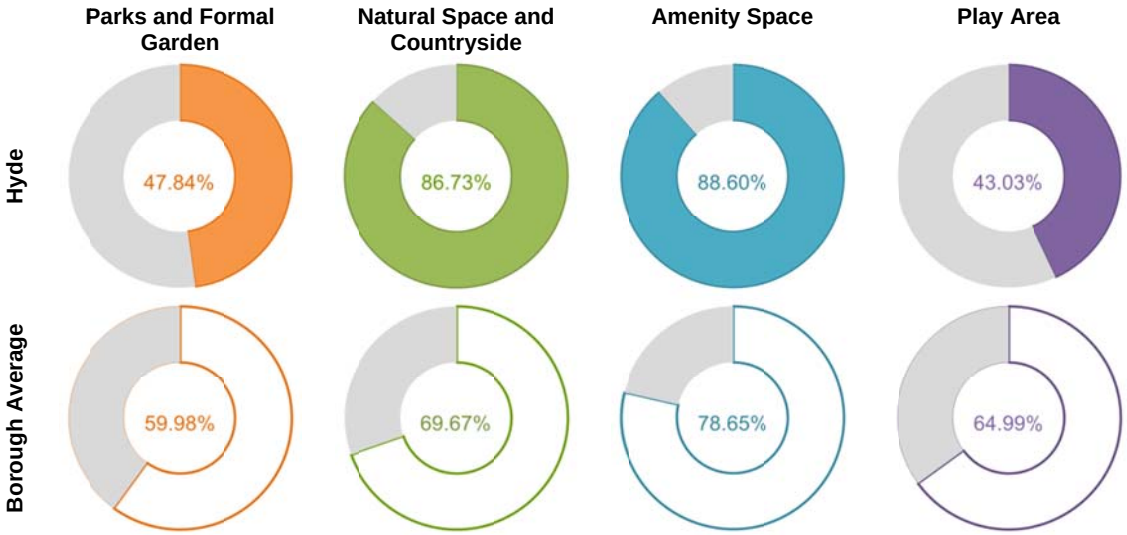
11.2 If an area does not have access to the required level of provision consistent with the accessibility standards, detailed below, it is considered to be deficient. The Council has identified if additional land or sites may be needed or potential opportunities that could be explored to provide comprehensive access and address the deficiency. For instance where a gap in one form of typology exists the area may be well served by an alternate type of open space.

**Table 11.0** Accessibility distances

| Parks and formal gardens | Natural space and countryside | Amenity space | Play areas |
|---|---|---|---|
| 600m/440m | 440m | 440m | 825m/330m/83m |

11.3 The following graphs and table 11.1 summarises the deficiencies identified through the application of these accessibility standards, together with recommended actions. The relevant maps should be read in conjunction with the application of the accessibility standards can be found at the end of this township chapter.

**Figure 11.1** Residential Urban Area Accessibility




11.4 The residential urban area of Hyde has significantly above average access to natural space and the countryside alongside amenity space, with almost all of the residential urban area having adequate access. Access to parks and formal garden alongside play area fall a little short of the Boroughs average. The significance of the gaps and elements of the residential urban area which do not have adequate access to these open spaces are explored more fully below. The purpose of identifying gaps and deficiencies is to highlight where it may be appropriate to introduce new provision. Where a gap is not considered to be significant or the presence of alternative provision is identified as providing alternative opportunities, this should not be used as the basis for justifying the loss of other sites.

**Table 11.1** Accessibility deficiencies and recommended actions

| | Identified Gap | Recommendation |
|---|---|---|
| **Parks and Formal Garden** | Gaps are identified in several locations.<br><br>Minimal gaps are shown to the north and east of the study area bordering with Dukinfield and Denton.<br><br>Gaps are also shown to Newton, Hattersley and Gee Cross. | Gaps to the north and east of the study area are not considered to be significant with compensatory play and amenity provision discussed within the Dukinfield township chapter.<br><br>Locally equipped areas for play exist within wider areas of amenity space in both Newton and Gee Cross which provide alternative compensatory provision although improvement from LEAP to NEAP facilities would aid in minimising gaps.<br><br>While Hattersley for the purposes of the study is split between two townships. Limited alternative compensatory provision exists within the estate currently, although plans are understood to be progressing with regard to replacement facilities which would aid in minimising any remaining gaps. |
| **Natural Space and Countryside** | Gaps are identified to the core and northern extent of Hyde. | Given the extensive provision of natural space and countryside and the limited nature of the gaps, they are not considered to be significant. |

| | Identified Gap | Recommendation |
|---|---|---|
| | | Additionally Hyde Park located centrally within the gap and is considered to provide sufficient alternative opportunities. |
| **Amenity Space** | Minimal gaps are identified to Godley, Gee Cross and smaller pockets within the town centre. | Given the extensive provision of amenity space, gaps which are present are not considered to be significant. |
| **Play Area** | Gaps are identified between Hyde town Centre and Newton and Gee Cross and toward Hattersley and Godley. | Opportunities to improve existing facilities within the Newton and Gee Cross areas from LEAP to NEAP or securing of new provision would aid in minimising gaps.<br><br>Additionally the securing of replacement facilities within Hattersley would assist in providing more comprehensive cover. |

11.5 The residential urban area of Hyde is generally considered to have adequate access to public open space, where a primary typology is deficient then alternative provision is typically present and this only presents itself as an issue when considering access to parks and formal gardens. Opportunities to secure improvements to existing or new play provision in the vicinity of Newton, Gee Cross and Hattersley, would aid in providing more comprehensive cover across the township.

### Quantity

11.6 Table 11.2 below sets out the level of open space provision within Hyde. The base position is the result of initial survey work, following a comprehensive review of the Councils 2010 Open Space Assessment for Hyde. This base position includes a range of sites that have limited open public access or are restricted to specific members groups. In addition a range of sites have been also screened out of the base position following assessment, which although benefiting from potentially open access and strong visual benefit perform a more limited functional role within the wider community. The screened out sites are shown in the central column. The result of what is considered to comprise public and other functional open space for the township are shown to the far right.

**Table 11.2** Open space provision

| Public Open Space Provision | Base Position | | Screened out | | Result | |
|---|---|---|---|---|---|---|
| | Sites | Area (ha) | Sites | Area (ha) | Sites | Area (ha) |
| Parks and Formal Garden | 5 | 15.48 | 1 | 3.9 | 4 | 11.58 |
| Natural Space and Countryside | 92 | 621.15 | 63 | 361.28 | 29 | 259.87 |
| Amenity Space | 129 | 35.05 | 93 | 11.92 | 36 | 23.13 |
| Play Area | 6 | 0.84 | 0 | 0 | 6 | 0.84 |
| | **232** | **672.52** | **157** | **377.1** | **75** | **295.42** |
| **Other Open Space Provision** | | | | | | |
| Allotment | | | | | 8 | 5.44 |
| Cemetery and Churchyard | | | | | 6 | 9.41 |
| Green Corridor | | | | | 4 | 16.39 |
| Outdoor Sport and Recreation | | | | | 17 | 45.95 |
| Derelict Land | | | | | 15 | 11.97 |
| | | | | | **50** | **89.16** |

11.7 Defining quantity standards can be a useful way to help identify areas of shortfalls and to set open space requirements for future developments. Current levels of open space provision taken from table 11.2 above are used along with a townships resident population to calculate a hectare quantity standard per 1,000 residents for each typology. Quantity standards can then be compared to other townships, the borough's average and Fields in Trust Guidance.

11.8 Provision levels can impact on aspirational future standards and consequently residents base their judgement of need on or around current levels of open space. No standards are set within this chapter for cemeteries, green corridors or allotments as these typologies are considered separately on a borough wide basis. The setting of an overall standard is considered later within this report.

11.9 Hyde falls short of the borough average for parks and formal gardens, natural space and countryside and play area. Hyde, however, exceeds the both the borough average and FIT guidance for amenity space. Additionally it should be noted that all townships apart from Audenshaw and Dukinfield exceed FIT guidance for natural space and countryside.

**Table 11.3** Provision of public open space

| | Current Population 37,304 | | |
|---|---|---|---|
| | Quantity Standard (hectares per 1,000 of the population) | | |
| | Hyde Provision | Tameside average | Fields in Trust guidance |
| Parks and Formal Garden | 0.31 | 0.53 | 0.80 |
| Natural Space and Countryside | 6.97 | 13.13 | 1.80 |
| Amenity Space | 0.62 | 0.57 | 0.60 |
| Play area | 0.02 | 0.04 | 0.25 |

## Quality and Value

11.10 Assessing the quality and value of open spaces aids in identifying those sites which could be given the highest level of protection and potentially receive Local Greenspace Designation through future Local Plan policy. Equally this data can be used to identify those sites which require enhancement to improve quality or value, or those sites which may be redundant in terms of their current use.

**Table 11.4** Quality and value scoring of sites

| Parks and Formal Gardens | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 14 Croft Millennium Green, Croft Street<br>21 Hyde Park, Park Road<br>450 Vincent Pocket Park | |
| | Low | 118 Junction of Stockport Road/ Dowson Road | |

| Natural Space and Countryside | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 558 Off Knott Fold<br>561 Gower Hey Community Park, off Armitage Close/ Clough Gate<br>569 Godley Brook Valley, off Woodland View<br>570 Rear of 16-34 Rufford Avenue<br>582 Adjacent to Peak Forest Canal/ River Tame<br>588 South of Cock Brow/ west of Apple Street<br>589 Werneth Low Country Park, Higham Lane<br>593 West of Raglan Street<br>631 Jet Amber Fields, off Dunkirk Lane<br>632 West of Peak Forest Canal, off Dunkirk Lane<br>633 Commercial Street<br>671 Newton Brook<br>789 Waterside Clough off Hattersley Road West/Underwood Road<br>791 North of Barmhouse Lane<br>793 Longlands Wood, north of Mottram Road<br>794 Godley Sand Quarry<br>802 Adjacent Bamford Hall Stockport Rd<br>803 Bowlacre Farm, Bowlacre Road<br>806 North of Werneth Low Road and south of Lord Derby Road<br>809 Werneth Brook Clough<br>811 Brookfold Wood, off Brook Fold Lane<br>813 Back Wood-New Planting - Pipers Clough<br>1370 Land to the rear of 4-14 Foxholes Road<br>1407 East of Wood Lane Farm and north of Werneth Low Road<br>1417 West of Woodside Farm, off Everest Road and south Lower Matley Hall<br>1418 South of 1-20 Matley Lane | 559 Rear of 13-45 Clough Fold Road<br>617 Matley Brook, off Everest Road |
| | Low | 1373 North of Green Lane and south of disused railway line | |

**Amenity Space**

| | | Quality | |
|---|---|---|---|
| | | Adequate | Low |
| Value | Adequate | 114 Adjacent 76-80 Waverley Road<br>120 Junction of Fountain Street/ Sidley Street<br>146 Rowanswood Drive<br>177 Lilly Street/ Stockport Road/ Backbower Lane<br>179 Adjacent 249 Stockport Road<br>189 Adjacent Hollows Court, Ridling Lane<br>197 Markland Street/ Garside Street<br>204 Glyden Close<br>236 Mona Street<br>279 Nicholson Road/ Captin Clarke Road<br>288 Lindale<br>295 Junction of Park Drive/ Park Road<br>296 Johnsonbrook Road<br>351 Junction of Talbot Road/ St Marys Road<br>364 Bluebell Close<br>369 Greenside View<br>465 Padstow Close<br>484 Callington Drive<br>914 Leighfold<br>1133 Junction of Porlock Avenue/ Hattersley Road West<br>1319 Mill Lane/Read Street<br>1366 North of Victoria Street/ west of Cartwright Street | |
| | Low | 115 Dale View, off Cheetham Fold Road<br>387 Adjacent garages Welch Road<br>466 Padstow Close<br>470 Mottram Road<br>476 Kingsbridge Walk<br>481 Hattersley Road West<br>482 Fields Farm Close<br>483 Fields Farm Close<br>485 Tawton Avenue<br>490 Bridestowe Walk<br>1312 Off Bennett Street/ adjacent to railway line<br>1374 Ashby Gardens<br>1376 Adjacent 6 Torrington Drive | 1377 South of Silverton Close |

**Play Area**

| | | Quality | |
|---|---|---|---|
| | | Adequate | Low |
| Value | Adequate | 1015 Gylden Close<br>1372 Adjacent 241 Stockport Road, Gee Cross<br>1634 Croft Millennium Green, Croft Street<br>1639 Hyde Park, Park Road/Lodge Lane | 1007 Rear of 22-28 Copeland Street |
| | Low | 1362 MUGA, west of Youth Centre, Bennett Street | |

# 12 Longdendale

## Area Profile

12.1 The township of Longdendale has a resident population of 9,901 and is 1,163 hectares in size, 17% of which is broadly residential and urban in nature. Longdendale lies in the south east of the borough at Tameside's boundary with Derbyshire and the Peak District National Park containing the distinctive settlements of Hattersley, Mottram, Broadbottom and Hollingworth. The township contains a significant element of accessible countryside particularly located around Broadbottom and Mottram and reflective of the townships largely rural nature. Alongside this, noticeable are the relatively good levels of amenity space predominantly associated with Hattersley and Hollingworth.

**Figure 12.0** Open Space composition of Longdendale

**Borough average**

## Accessibility

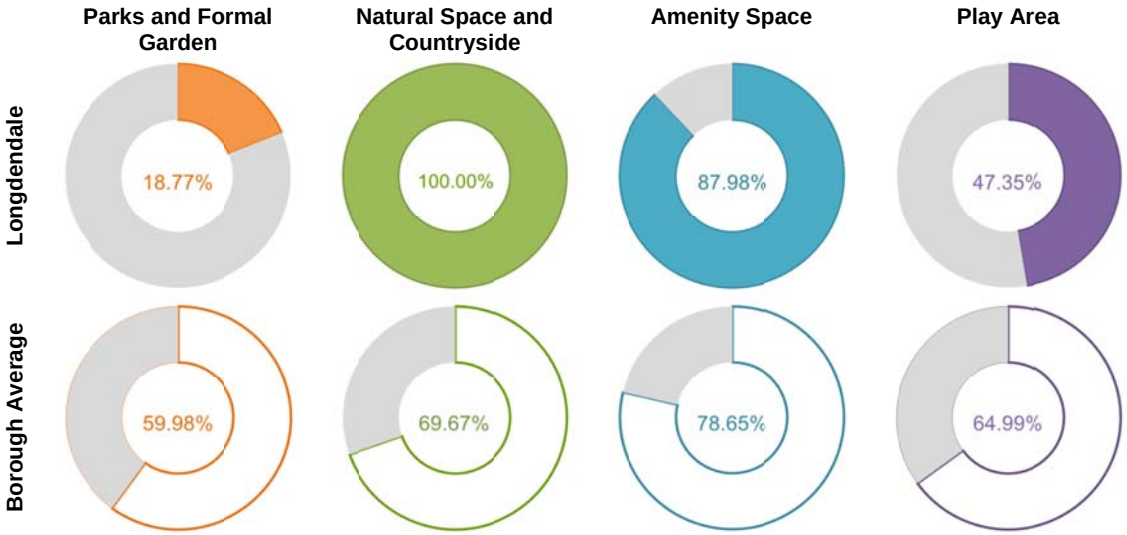
12.2 If an area does not have access to the required level of provision consistent with the accessibility standards, detailed below, it is considered to be deficient. The Council has identified if additional land or sites may be needed or potential opportunities that could be explored to provide comprehensive access and address the deficiency. For instance where a gap in one form of typology exists the area may be well served by an alternate type of open space.

**Table 12.0** Accessibility distances

| Parks and formal gardens | Natural space and countryside | Amenity space | Play areas |
|---|---|---|---|
| 600m/440m | 440m | 440m | 825m/330m/83m |

12.3 The following graphs and table 12.1 summarise the deficiencies identified through the application of these accessibility standards, together with recommended actions. The relevant maps should be read in conjunction with the application of the accessibility standards can be found at the end of this township chapter.

**Figure 12.1** Residential Urban Area Accessibility




12.4 The residential urban area of Longdendale has significantly above average access to natural space and the countryside alongside amenity space, with 100% of the residential urban area of the township having adequate access to the former. Access to parks and formal garden in particular falls some way short of the Boroughs average alongside play area. The significance of the gaps and elements of the residential urban area which do not have adequate access to these open spaces are explored more fully below. The purpose of identifying gaps and deficiencies is to highlight where it may be appropriate to introduce new provision. Where a gap is not considered to be significant or the presence of alternative provision is identified as providing alternative opportunities, this should not be used as the basis for justifying the loss of other sites.

**Table 12.1** Accessibility deficiencies and recommended actions

| | Identified Gap | Recommendation |
|---|---|---|
| **Parks and Formal Garden** | Large gaps exist across much of the township | Given the provision of district based parks across much of the borough although the gap is extensive it is not considered to be significant given relatively lesser population densities and distinctive communities. Equipped areas for play for instance exist within wider areas of amenity space in Broadbottom, Mottram and Hollingworth. |
| **Natural Space and Countryside** | No gaps are identified. | |
| **Amenity Space** | Minimal gaps are identified to Broadbottom and north Mottram. | The scale of gaps are not considered to be significant. |
| **Play Area** | Gaps are identified to the townships edge with Hyde at Hattersley, north Mottram and lower Broadbottom. | The scale of gaps to north Mottram and lower Broadbottom are not considered to be significant.<br><br>Plans are understood to be progressing with regard to replacement facilities in Hattersley which would aid in minimising any remaining gaps. |

12.5 The residential urban area of Longdendale is generally considered to have adequate access to public open space, where a primary typology is deficient then alternative provision is typically present and this only presents itself as an issue when considering access to parks and formal gardens. Opportunities to secure new play provision in the vicinity of Hattersley, would aid in providing more comprehensive cover across the township.

## Quantity

12.6 Table 12.2 below sets out the level of open space provision within Longdendale. The base position is the result of initial survey work, following a comprehensive review of the Councils 2010 Open Space Assessment for Longdendale. This base position includes a range of sites that have limited open public access or are restricted to specific members groups. In addition a range of sites have been also screened out of the base position following assessment, which although benefiting from potentially open access and strong visual benefit perform a more limited functional role within the wider community. The screened out sites are shown in the central column. The result of what is considered to comprise public and other functional open space for the township are shown to the far right.

**Table 12.2** Open space provision

| Public Open Space Provision | Base Position | | Screened out | | Result | |
|---|---|---|---|---|---|---|
| | Sites | Area (ha) | Sites | Area (ha) | Sites | Area (ha) |
| Parks and Formal Garden | 1 | 5.01 | 0 | 0 | 1 | 5.01 |
| Natural Space and Countryside | 93 | 791.73 | 56 | 531.86 | 37 | 259.87 |
| Amenity Space | 75 | 20.85 | 54 | 6.19 | 21 | 14.66 |
| Play Area | 7 | 0.9 | 0 | 0 | 7 | 0.9 |
| | **176** | **818.49** | **110** | **538.05** | **66** | **280.44** |
| **Other Open Space Provision** | | | | | | |
| Allotment | | | | | 2 | 0.9 |
| Cemetery and Churchyard | | | | | 2 | 3.4 |
| Green Corridor | | | | | 0 | 0 |
| Outdoor Sport and Recreation | | | | | 5 | 4.86 |
| Derelict Land | | | | | 7 | 4.15 |
| | | | | | **16** | **13.31** |

12.7 Defining quantity standards can be a useful way to help identify areas of shortfalls and to set open space requirements for future developments. Current levels of open space provision taken from table 12.2 above are used along with a townships resident population to calculate a hectare quantity standard per 1,000 residents for each typology. Quantity standards can then be compared to other townships, the borough's average and Fields in Trust Guidance.

12.8 Provision levels can impact on aspirational future standards and consequently residents base their judgement of need on or around current levels of open space. No standards are set within this chapter for cemeteries, green corridors or allotments

as these typologies are considered separately on a borough wide basis. The setting of an overall standard is considered later within this report.

12.9 Longdendale falls short of the borough average for parks and formal gardens and FIT guidance for play area. It should be noted however that it exceeds both the borough average and FIT guidance for natural space and countryside and amenity space.

**Table 12.3** Provision of public open space

| | Current Population 9,901<br>Quantity Standard (hectares per 1,000 of the population) | | |
|---|---|---|---|
| | **Longdendale Provision** | **Tameside average** | **Fields in Trust guidance** |
| **Parks and Formal Garden** | 0.51 | 0.53 | 0.80 |
| **Natural Space and Countryside** | 26.25 | 13.13 | 1.80 |
| **Amenity Space** | 1.48 | 0.57 | 0.60 |
| **Play area** | 0.09 | 0.04 | 0.25 |

## Quality and Value

12.10 Assessing the quality and value of open spaces aids in identifying those sites which could be given the highest level of protection and potentially receive Local Greenspace Designation through future Local Plan policy. Equally this data can be used to identify those sites which require enhancement to improve quality or value, or those sites which may be redundant in terms of their current use.

**Table 6.4** Quality and value scoring of sites

| **Parks and Formal Gardens** | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 26 Etherow Lodge Park, Manchester Road, Hollingworth | |
| | Low | | |

| **Natural Space and Countryside** | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 748 Dewsnap Lane<br>749 Off Dewsnap Lane<br>750 Edge Lane<br>757 Littlemoor Rd<br>758 Lower Mudd Farm<br>760 Warhill Farm<br>761 Mottram Road<br>775 Woolley Bridge copse, north of 1-7 Woolley Land and west of River Etherow<br>779 Off Printers Park<br>786 South of Mottram Road and north of Polperro Walk/Fentewan Walk<br>799 North of Lymefield Farm, Lymefield | 1381 Southeast side of M67 rounda-a-bout, Hattersley<br>1438 Rear 35-91 Market Street and Prospect House Mottram Moor<br>1463 Ogden Brook Valley/ Swallows Wood |

| | | | |
|---|---|---|---|
| | | 814 North and east of River Etherow and west of Lymefield<br>818 Harewood between Gorsey Brow and Hillend Lane<br>823 Hurstclough Brook west of Mottram Road<br>827 Land south of railway line between Stockport Road and Moss Lane<br>829 South Mottram Moor<br>1401 West of 2 Pingot Lane<br>1402 Rear of 43 and Littlemoor Cottage Littlemoor Road<br>1419 Adjacent Taylor Fold/Raglans Farm/ Cheetham Fold Farm south of Matley Lane<br>1420 North west of Higher Matley Hall, off Matley Lane<br>1422 Adjacent Close Farm and Longlands Farm, off Mottram Road<br>1424 North of Miniature Castle Farm, off Harrop Edge Road<br>1426 South of Silver Springs Farm/ north Mainsgras Farm, Edge Lane<br>1431 South Matley Lane and east of Harrop Edge Road<br>1432 South of Matley Lane and west of Harrop Edge Road<br>1439 East of St Michael's Churchyard and west of Carr House, Carrhouse Lane<br>1440 South of Carr House, Carrhouse Lane<br>1441 Northeast of Meadow View Carrhouse Lane<br>1443 South of 9-45 and north of Tara Brook Farm Woolley Lane<br>1444 Between 9 and 11 Moorfield Street<br>1445 North of Meadow Bank Farm and Cow Lane | |
| | Low | 767 Northwest of Ash Tree Farm, Hobson Moor Road<br>770 South Thorncliffe Hall/north Green Lane/east Spring St/west Cow Lane<br>1435 East Landslow Green Farm/ northwest of Thorncliffe Farm | |

| Amenity Space | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 451 Mottram Road<br>517 Underwood Road<br>523 Water Lane<br>1138 Clough End Road<br>1307 Play Area, Mottram Park, Ashworth Lane<br>1313 South of Hyde Road<br>1378 Junction of Underwood Road and Hattersley Road East<br>1437 Wedneshough Green, Wedneshough | 1134 Junction of Atherton Grove/ Back Lane<br>1310 Off Water Lane |
| | Low | 463 Camborne Road<br>479 Sandy Bank Avenue<br>492 Hyde Way<br>495 Abbey Grove<br>502 Ashworth Lane<br>510 Bretland Gardens<br>513 Valley Rd | 493 Ashworth Lane |

| | | | |
|---|---|---|---|
| | | 1137 Junction of Clough End Road/ Ball Walk<br>1388 Beautfort Close<br>1395 Adjacent 12-26 Clough End Road | |

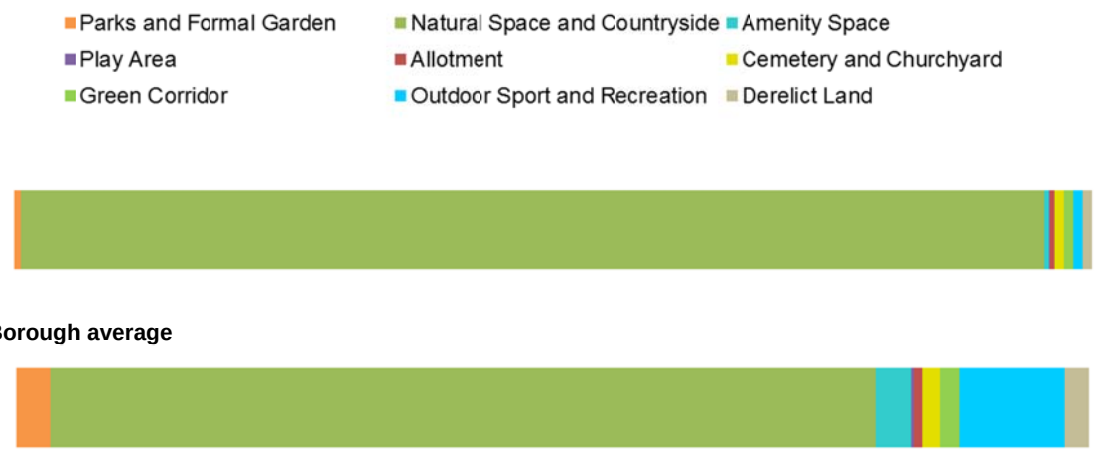
| Play Area | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 1019 Mottram Park, Ashworth Lane<br>1021 Opposite 34-50 Mottram Road, Broadbottom<br>1022 Adjacent to Sports Centre, Manley Grove<br>1023 Opposite 12-38 Clough End Rd<br>1026 Southwest side of Water Lane<br>1399 Lower Market Street | |
| | Low | 1024 Beaufort Road | |

# 13 Mossley

## Area Profile

13.1 The township of Mossley has a resident population of 11,136 and is 948 hectares in size, 20% of which is broadly residential and urban in nature. Located to the north of the borough, the foothills of the Pennines are adjacent to the east with Saddleworth located within Oldham to the north. The townships rural location is noticeable in its open space profile which is dominated by access to natural space and the countryside. Of note is Mossley Park providing more formal open space provision and play equipment in 'top' Mossley along with King George Playing Fields at Egmont Street in 'bottom' Mossley. In addition The Huddersfield Narrow Canal and River Tame provide a continuous linear green corridor running north south connecting to Stalybridge in the south and Saddleworth to the north.

**Figure 13.0** Open Space composition of Mossley




## Accessibility

13.2 If an area does not have access to the required level of provision consistent with the accessibility standards, detailed below, it is considered to be deficient. The Council has identified if additional land or sites may be needed or potential opportunities that could be explored to provide comprehensive access and address the deficiency. For instance where a gap in one form of typology exists the area may be well served by an alternate type of open space.

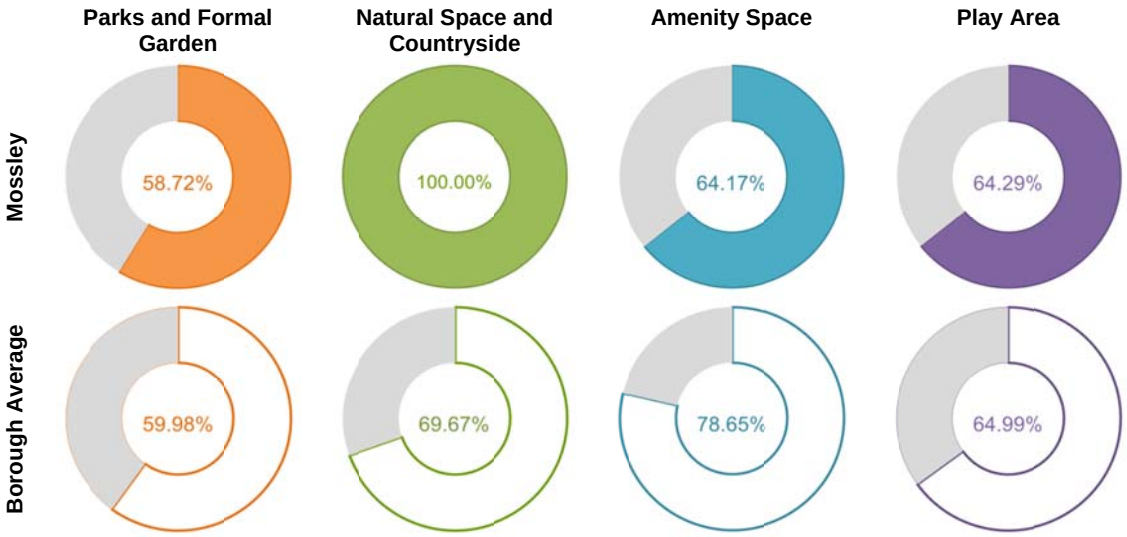
**Table 13.0** Accessibility distances

| Parks and formal gardens | Natural space and countryside | Amenity space | Play areas |
|---|---|---|---|
| 600m/440m | 440m | 440m | 825m/330m/83m |

13.3 The following graphs and table 13.1 summarise the deficiencies identified through the application of these accessibility standards, together with recommended actions.

The relevant maps should be read in conjunction with the application of the accessibility standards can be found at the end of this township chapter.

**Figure 13.1** Residential Urban Area Accessibility




13.4 The residential urban area of Mossley has significantly above average access to natural space and the countryside, with 100% of the residential urban area of the township having adequate access. Access to other typologies is broadly consistent with Boroughs average. The significance of the gaps and elements of the residential urban area which do not have adequate access to these open spaces are explored more fully below. The purpose of identifying gaps and deficiencies is to highlight where it may be appropriate to introduce new provision. Where a gap is not considered to be significant or the presence of alternative provision is identified as providing alternative opportunities, this should not be used as the basis for justifying the loss of other sites.

**Table 13.1** Accessibility deficiencies and recommended actions

| | Identified Gap | Recommendation |
|---|---|---|
| **Parks and Formal Garden** | Gaps are identified to Micklehurst and Roaches areas of east and north Mossley. | Given the provision of district based parks, gaps are not considered to be significant, however opportunities for equipped areas for play to the north east of the study area would aid in minimising any remaining gaps through creating alternative compensatory provision. |
| **Natural Space and Countryside** | No gaps are identified. | |
| **Amenity Space** | Gaps are identified at Mossley town centre and to the Roaches area. | The gaps presented are not considered to be significant with access to both Mossley Park and King George Fields the latter of which although recorded as sports provision assist in providing complementary alternative opportunities.<br><br>Maximising opportunities to the Roaches area would aid in further reducing deficiencies. |

| | Identified Gap | Recommendation |
|---|---|---|
| Play Area | Gaps are identified to Micklehurst and Roaches areas of east and north Mossley. | Opportunities for equipped areas for play to the north east of Mossley would aid in minimising any remaining gaps. |

13.5 The residential urban area of Mossley is generally considered to have adequate access to public open space, where a deficiency in primary typology has been identified, alternative provision is typically present. Opportunities to secure new play and amenity provision toward the north and east of Mossley, would aid in providing more comprehensive cover across the township.

## Quantity

13.6 Table 13.2 below sets out the level of open space provision within Mossley. The base position is the result of initial survey work, following a comprehensive review of the Councils 2010 Open Space Assessment for Mossley. This base position includes a range of sites that have limited open public access or are restricted to specific members groups. In addition a range of sites have been also screened out of the base position following assessment, which although benefiting from potentially open access and strong visual benefit perform a more limited functional role within the wider community. The screened out sites are shown in the central column. The result of what is considered to comprise public and other functional open space for the township are shown to the far right.

**Table 13.2** Open space provision

| Public Open Space Provision | Base Position | | Screened out | | Result | |
|---|---|---|---|---|---|---|
| | Sites | Area (ha) | Sites | Area (ha) | Sites | Area (ha) |
| Parks and Formal Garden | 2 | 3.16 | 0 | 0 | 2 | 3.16 |
| Natural Space and Countryside | 114 | 636.41 | 60 | 145.03 | 54 | 491.38 |
| Amenity Space | 25 | 3.81 | 17 | 1.65 | 8 | 2.16 |
| Play Area | 3 | 0.56 | 0 | 0 | 3 | 0.56 |
| | **144** | **643.94** | **77** | **146.68** | **67** | **497.26** |
| **Other Open Space Provision** | | | | | | |
| Allotment | | | | | 5 | 2.4 |
| Cemetery and Churchyard | | | | | 3 | 4.05 |
| Green Corridor | | | | | 1 | 4.64 |
| Outdoor Sport and Recreation | | | | | 3 | 4.52 |
| Derelict Land | | | | | 7 | 4.5 |
| | | | | | **19** | **20.11** |

13.7 Defining quantity standards can be a useful way to help identify areas of shortfalls and to set open space requirements for future developments. Current levels of open space provision taken from table 13.2 above are used along with a townships resident population to calculate a hectare quantity standard per 1,000 residents for

each typology. Quantity standards can then be compared to other townships, the borough's average and Fields in Trust Guidance.

13.8 Provision levels can impact on aspirational future standards and consequently residents base their judgement of need on or around current levels of open space. No standards are set within this chapter for cemeteries, green corridors or allotments as these typologies are considered separately on a borough wide basis. The setting of an overall standard is considered later within this report.

13.9 Mossley falls short of the borough average for parks and formal gardens and amenity space, it additionally falls short of FIT guidance for play area. It should be noted however that Mossley exceeds both the borough average and FIT guidance for natural space and countryside.

**Table 13.3** Provision of public open space

| | Current Population 11,136 | | |
|---|---|---|---|
| | Quantity Standard (hectares per 1,000 of the population) | | |
| | Mossley Provision | Tameside average | Fields in Trust guidance |
| Parks and Formal Garden | 0.28 | 0.53 | 0.80 |
| Natural Space and Countryside | 44.13 | 13.13 | 1.80 |
| Amenity Space | 0.19 | 0.57 | 0.60 |
| Play area | 0.05 | 0.04 | 0.25 |

## Quality and Value

13.10 Assessing the quality and value of open spaces aids in identifying those sites which could be given the highest level of protection and potentially receive Local Greenspace Designation through future Local Plan policy. Equally this data can be used to identify those sites which require enhancement to improve quality or value, or those sites which may be redundant in terms of their current use.

**Table 13.4** Quality and value scoring of sites

| Parks and Formal Gardens | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 24 Mossley Park, Old Brow<br>409 Between 16 and 18a Carrhill Road/ adjacent 45 Stockport Road | |
| | Low | | |

| Natural Space and Countryside | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 645 South of Wright Mill Cottage, Carf Lane<br>646 Between Roaches Bridge and Winterford Bridge, off Manchester Road | 654 Daisy Hill Road<br>663 East of Scout Cottage, Manchester Road<br>700 Buckton Castle |

| | | | |
|---|---|---|---|
| | | 649 Kershaw Hey, south west of Plevin/ east of Huddersfield Canal<br>653 Scout Green, Waggon Road and River Tame<br>659 Micklehurst Brook east of Huddersfield Road<br>664 Scout Green between River Tame and Huddersfield Canal off Waggon Road<br>666 Between the Huddersfield Narrow Canal and Station Road<br>675 Carr Hill, Carrbrook<br>697 Cowbury Dale<br>724 Luzley Brows, north end Luzley Lane<br>735 East of Quickedge Road<br>738 Midge Hill<br>837 Broad Carr/Lilly Lane<br>841 Roaches<br>1110 Wooded enbankment to west of Scout Tunnel, Mossley<br>1487 East of Broadcarr Farm, Broadcarr Lane<br>1540 East of Carrbrook Village, Stalybridge Country Park | 720 Woodland at Scout Head, west of Manchester Road<br>800 Brookfields south west of Mill Lane<br>1550 Noonsun Hill east of Moor Edge Road<br>1552 Stalybrook adjacent 43-69 Staley Road<br>1560 Former brick works, west of Lees Road<br>1562 West of Lees Road<br>1589 Buckton Moor |
| | Low | 536 West of Springfield Farm/ Hill Top Farm, Luzley Road<br>537 Adjacent Three Corners Nook Mossley Road and north Luzley Road<br>538 Between Luzley Hall and Smith Croft, Luzley Road<br>539 South of track/ rear Luzley Hall, Luzley Road<br>540 South of covered reservoir, Mossley Road<br>648 Huddersfield Road/ north west of Howards Lane<br>650 Kershaw Hey, south Miller Hey<br>665 Huddersfield Road/ adjacent Richmond Crescent<br>722 South of Cross Farm, Luzley Road<br>732 East of waste tranfere site, Lane Head Road<br>734 South of Green Lane/ west of Quickedge Road<br>737 East of Stockport Road/ north of Midge Hill<br>1482 Luzley Brows, east Hill Top Farm, Luzley Lane<br>1485 North Willow Cottage, Broadcarr Lane, Ashton under Lyne<br>1488 South Broadcarr Farm, Lilleys Lane, Ashton under Lyne<br>1548 Between Huddersfield Road and Moor Edge Road<br>1557 North of 7-9 Broadcarr Lane<br>1563 East of Under Lane<br>1570 Between Lees Road and Quickedge Road<br>1573 Quick Farm, Quick Road | 534 South of Luzley Road<br>656 West of Barn and Alphin, Howards Lane<br>721 South end of Andrew Street, Mossley<br>1484 North west Mossley Road/ west Broadcarr Lane<br>1489 East of Lane End Farm, Lily Lanes, Ashton under Lyne<br>1542 North east of Intake Cottage, Moor Edge Road<br>1553 Adjacent 75 Micklehurst Road |

| Amenity Space | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| > al = | Adequate | 368 Junction of Winterford Road/ Mansfield Road | 407 Roughtown Green Rear 2-20 New Earth Street |

| | | | |
|---|---|---|---|
| | | 1298 Pennine View<br>1299 Junction of Church Lane/ Hollins Lane<br>1302 Kilnbrook Close | 1281 Rear 24-56 Staley Road |
| | Low | 365 The Limes<br>1535 Adjacent Shuttle Close | |

| **Play Area** | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 1641 Mossley Park, Old Brow | |
| | Low | 1016 Adjacent to the Pavilion, Egmont Street | 1018 Rear 2-20 New Earth Street |

# 14 Stalybridge

## Area Profile

14.1 The township of Stalybridge has a resident population of 34,563 and is 2,600 hectares in size, 23% of which is broadly residential and urban in nature. The township of Stalybridge is the largest of any within the borough being approximately 1,000 hectares greater than the next biggest. It spans from its urban core within Stalybridge town centre to the eastern moorlands that bound the Peak District and Derbyshire. The townships relatively rural location is noticeable in its open space profile which is dominated by access to natural space and the countryside. Of note are also Stamford and Cheetham Parks which are sizeable and provide more formal open space provision and play equipment. In addition The Huddersfield Narrow Canal and River Tame provide a continuous linear green corridor running north south connecting to Mossley in the north and Ashton to the south and west.

**Figure 14.0** Open Space composition of Stalybridge

**Borough average**

## Accessibility

14.2 If an area does not have access to the required level of provision consistent with the accessibility standards, detailed below, it is considered to be deficient. The Council has identified if additional land or sites may be needed or potential opportunities that could be explored to provide comprehensive access and address the deficiency. For instance where a gap in one form of typology exists the area may be well served by an alternate type of open space.

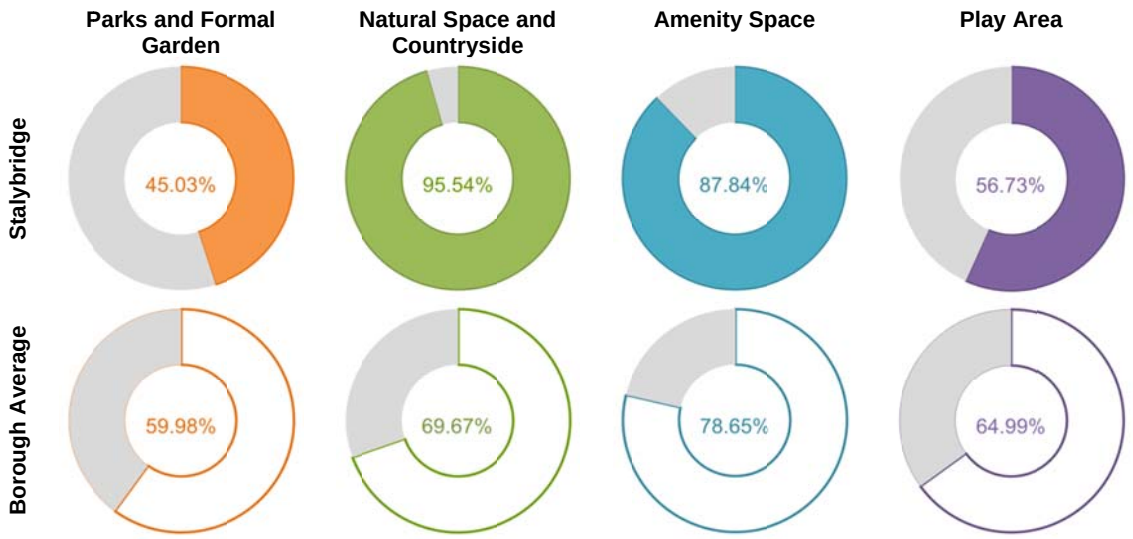
**Table 14.0** Accessibility distances

| Parks and formal gardens | Natural space and countryside | Amenity space | Play areas |
|---|---|---|---|
| 600m/440m | 440m | 440m | 825m/330m/83m |

14.3 The following graphs and table 14.1 summarise the deficiencies identified through the application of these accessibility standards, together with recommended actions.

The relevant maps should be read in conjunction with the application of the accessibility standards can be found at the end of this township chapter.

**Figure 14.1** Residential Urban Area Accessibility




14.4 The residential urban area of Stalybridge has significantly above average access to natural space and the countryside alongside amenity space, with almost all of the residential urban area of the township having access. Access to play area is broadly consistent with Boroughs average while that for parks and formal garden falls a little below. The significance of the gaps and elements of the residential urban area which do not have adequate access to these open spaces are explored more fully below. The purpose of identifying gaps and deficiencies is to highlight where it may be appropriate to introduce new provision. Where a gap is not considered to be significant or the presence of alternative provision is identified as providing alternative opportunities, this should not be used as the basis for justifying the loss of other sites.

**Table 14.1** Accessibility deficiencies and recommended actions

| | Identified Gap | Recommendation |
|---|---|---|
| **Parks and Formal Garden** | Gaps are identified to the Stalybridge/Dukinfield boundary, Mottram Rise, Millbrook and Carrbrook. | Given the provision of district based parks the gaps are not considered to be significant.<br><br>Additionally within Millbrook equipped areas for play exist within wider areas of amenity space providing compensatory alternative provision.<br><br>Opportunities for equipped areas for play to Carrbrook, Mottram Rise and between Dukinfield/Stalybridge would aid in minimising gaps through creating alternative opportunities. |
| **Natural Space and Countryside** | Limited Gaps to the south of Stamford Park. | Gaps are not considered to be significant. |
| **Amenity Space** | Limited gaps to the south of Stamford Park and toward Mottram Rise. | Gaps are not considered to be significant. Stamford Park and Cheethams Park are considered to provide sufficient alternative provision containing amenity space. |

| | Identified Gap | Recommendation |
|---|---|---|
| Play Area | Gaps are identified to the Stalybridge/Dukinfield boundary, Mottram Rise and Carrbrook. | Opportunities for equipped areas for play to Carrbrook, Mottram Rise and between Dukinfield/Stalybridge would aid in minimising gaps through creating alternative opportunities. |

14.5 The residential urban area of Stalybridge is generally considered to have adequate access to public open space, where a deficiency in primary typology has been identified, alternative provision is typically present. Opportunities to secure new play provision in the vicinity of Carrbrook, Mottram Rise and between Dukinfield/Stalybridge, would aid in providing more comprehensive cover across the township.

## Quantity

14.6 Table 14.2 below sets out the level of open space provision within Stalybridge. The base position is the result of initial survey work, following a comprehensive review of the Councils 2010 Open Space Assessment for Stalybridge. This base position includes a range of sites that have limited open public access or are restricted to specific members groups. In addition a range of sites have been also screened out of the base position following assessment, which although benefiting from potentially open access and strong visual benefit perform a more limited functional role within the wider community. The screened out sites are shown in the central column. The result of what is considered to comprise public and other functional open space for the township are shown to the far right.

**Table 14.2** Open space provision

| Public Open Space Provision | Base Position | | Screened out | | Result | |
|---|---|---|---|---|---|---|
| | Sites | Area (ha) | Sites | Area (ha) | Sites | Area (ha) |
| Parks and Formal Garden | 4 | 42.07 | 0 | 0 | 4 | 42.07 |
| Natural Space and Countryside | 129 | 1,692.78 | 63 | 266.49 | 66 | 1,426.29 |
| Amenity Space | 126 | 22.81 | 95 | 8.76 | 31 | 14.05 |
| Play Area | 7 | 1.59 | 0 | 0 | 7 | 1.59 |
| | **266** | **1,759.25** | **158** | **275.25** | **108** | **1,484** |
| **Other Open Space Provision** | | | | | | |
| Allotment | | | | | 3 | 2.27 |
| Cemetery and Churchyard | | | | | 6 | 5.53 |
| Green Corridor | | | | | 4 | 14.47 |
| Outdoor Sport and Recreation | | | | | 14 | 100.63 |
| Derelict Land | | | | | 12 | 16.98 |
| | | | | | **39** | **139.88** |

14.7 Defining quantity standards can be a useful way to help identify areas of shortfalls and to set open space requirements for future developments. Current levels of open space provision taken from table 14.2 above are used along with a townships resident population to calculate a hectare quantity standard per 1,000 residents for

each typology. Quantity standards can then be compared to other townships, the borough's average and Fields in Trust Guidance.

14.8 Provision levels can impact on aspirational future standards and consequently residents base their judgement of need on or around current levels of open space. No standards are set within this chapter for cemeteries, green corridors or allotments as these typologies are considered separately on a borough wide basis. The setting of an overall standard is considered later within this report.

14.9 Stalybridge falls short of the borough average for amenity space and it also falls short of FIT guidance for play area. Stalybridge however exceeds both the borough average and FIT guidance in relation to parks and formal garden and natural space and countryside.

**Table 14.3** Provision of public open space

| | **Current Population 34,563** | | |
|---|---|---|---|
| | **Quantity Standard (hectares per 1,000 of the population)** | | |
| | **Stalybridge Provision** | **Tameside average** | **Fields in Trust guidance** |
| **Parks and Formal Garden** | 1.22 | 0.53 | 0.80 |
| **Natural Space and Countryside** | 41.27 | 13.13 | 1.80 |
| **Amenity Space** | 0.41 | 0.57 | 0.60 |
| **Play area** | 0.05 | 0.04 | 0.25 |

## Quality and Value

14.10 Assessing the quality and value of open spaces aids in identifying those sites which could be given the highest level of protection and potentially receive Local Greenspace Designation through future Local Plan policy. Equally this data can be used to identify those sites which require enhancement to improve quality or value, or those sites which may be redundant in terms of their current use.

**Table 14.4** Quality and value scoring of sites

| **Parks and Formal Gardens** | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 16 Stamford Park, Darnton Road<br>25 Cheetham Park, off Mottram Road<br>342 Adjacent 67-87 Stocks Lane<br>448 Town Hall Gardens, Waterloo Road | |
| | Low | | |

| Natural Space and Countryside | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 625 Silver Springs Country Park, off Mossley Road<br>677 Castle Clough, Stalybridge Counry Park, Carrbrook<br>678 East of Castle Lane, Carrbrook<br>680 Castle Clough east of Caslte Farm, Stalybridge Country Park<br>688 Rear 281-297 Wakefield Road, Heyrod<br>692 East Luzley Road/ north John Street, Heyrod<br>706 Wild Bank<br>707 Rear Staley House/ Copley Park Mews, Huddersfield Road<br>709 East Cocker Hill/ Wakfield Road<br>714 Stalybridge Country Park, off Besom Lane, Millbrook<br>727 Matley Fields<br>731 Wildbank/ Stalyhill<br>740 Newton Moor<br>741 Off Sandringham Drive<br>742 Early Bank Road<br>743 Eastwood Nature Reserve<br>746 Acres Lane<br>764 Ogden Brook Valley<br>782 Stocks Brook Copse, adjacent 135 Stocks Lane<br>828 Sidebottom Fold, north Shutts Lane<br>831 Scout Head<br>932 Hobson Moor Quarry, north of Hobson Moor Road<br>1111 Former Millbrook Sidings, off Grove Road, Millbrook<br>1117 Narrow strip between Canal and River to east of Weir Mill, Manchester Road<br>1409 South Brushes Road, Brushes<br>1410 East Range House, off Brushes Road<br>1412 East Wild Bank School/ North Sidebottom Fold<br>1454 Hyde Green, west of St Raphael Primary School<br>1460 Lower Swineshaw Reservior<br>1510 Northwest of Shawmoor, Shaw Moor<br>1511 Hobson Moor and Shaw Moor<br>1538 South of South View, Stalybridge Country Park | 626 Glent Quarry east Buckingham Road/ Sandringham Avenue/ Cambridge Street<br>668 Green Hollow Fold<br>669 South Crowswood Drive, Millbrook<br>695 Harrdige Pike/Slatepit Moor<br>696 Walkerwood south Walkerwood Reservior, Brushes Road<br>710 Scout Head, east of Weir Mill Manchester Road/ River Tame<br>711 West Stayley Hall<br>713 South Crowswood Drive, adjacent cricket clubOff Grove Rd<br>762 Pack Saddle<br>1469 Hollingworth Hall Moor<br>1472 Primrose Wood between Arlies Lane and Melyan Court, Wakefield Road<br>1588 John Street, Heyrod<br>1590 Swineshaw Moor<br>1591 Ogden Clough |
| | Low | 423 Rear of 117-147 Chester Avenue<br>624 East Arlies Lane/ west Mossley Road<br>667 Standrick Hill Rise<br>681 North east of Heyheads New Road, Carrbrook<br>682 South west of Heyheads New Road, Carrbrook<br>683 South of Hey Farm, Kershaw Hey<br>684 Hyde Green, west Swallow Lanw<br>708 Huddersfield Road<br>716 Adjacent Cote Farm, Besmon Lane, Millbrook<br>765 Nort Hollingworth Hall, Hobson Moor Road<br>1447 Hyde Green, north west Sun Green Besom Lane, Millbrook | 391 Adjacent Pennine View, Heyrod<br>622 Fox Glove Lane<br>643 Adjacent 17 and 18 Chester Avenue<br>705 West of Lower Swineshaw<br>1113 Railway embankment, Printworks Road/ Spring Bank Lane<br>1461 East Pack Saddle |

| | | | |
|---|---|---|---|
| | | 1473 South Clay Leaches, Arlies Lane, Stalybridge<br>1475 Glent Hill, East Arlies Lane<br>1587 Rear Beechwood Lane and Pennine View, Heyrod | |

| Amenity Space | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 86 Arlies Lane/Ridge Hill Lane<br>220 Between Bradley Fold and 65 Huddersfield Road<br>339 Adjacent 44 Croft Street<br>343 Honeysuckle Drive<br>350 Rear of Tudor Avenue/ Elms Road/ Poplars Road<br>379 Cheshire Road<br>380 Adjacent Cambridge Terrace, Millbrook<br>381 Between Huddersfield Road and Milton Avenue, Millbrook<br>412 High Street/ Rear of 2-22 Holly Grove<br>429 Junction of Astley Street/ Hough Hill Road<br>912 Harridge Avenue, Brushes<br>913 Fern Bank, between 8 and 10 Grey Street<br>1537 East of Bowling Green, north of Calico Crescent, Stalybridge Country Park<br>1539 Duck pond, Castle Lane, Carrbrook | |
| | Low | 259 Adjacent to 8-28 The Close<br>260 Adjacent 37-42 Coniston Drive<br>262 Adjacent 114-148 Springs Lane<br>263 Adjacent 99-131 Springs Lane<br>271 Junction Wakefield Road/Stamford Road<br>276 Adjacent 7-31 Lake Road<br>345 Rear of 2-8 Illingworth Avenue<br>349 Junction of Copley Avenue/ Stayley Drive<br>388 Adjacent 61 Moorgate Road, Carrbrook<br>394 The Green off Shakespeare Avenue/ Milton Avenue, Millbrook<br>401 Barleywood Walk, off Stalyhill Drive<br>418 Tern Close/ Mallard Close<br>424 Adjacent 2 Water Grove Road<br>430 Adjacent Kensington Grove/ Forester Drive<br>442 Adjacent 29 Oak Tree Drive<br>447 Adjacent 30-54 Winchester Road<br>452 Copley Academy, Huddersfield Road | |

| Play Area | | | |
|---|---|---|---|
| | | Quality | |
| | | Adequate | Low |
| Value | Adequate | 1005 Play Area, Arlies Lane<br>1013 Play area rear of Tudor Avenue/ Elms Road/ Poplars Road<br>1635 Adjacent 22-38 Astley Road<br>1642 Cheetham Park, Mottram Road | |
| | Low | 1014 Fern Bank off Grey Street<br>1017 MUGA adjacent Milton Avenue, Millbrook | 445 Booth Close |

# 15 Allotments

15.1 Allotment provision has been identified for those sites, including provision such as formal allotments but also community gardens, that provide opportunities for those people who wish to do so, to grow their own produce as part of the long term promotion of sustainability, health and social interaction.

15.2 31 sites are classified as allotments in Tameside equating to just over 29 hectares of provision. 18 allotment sites are managed by the Council, the distribution, number of plots and availability of these are shown below. Waiting lists are an indication of demand. As can be seen from table 15.0 below Longdendale, Mossley and Stalybridge show particularly strong demand for existing plots, in some instances waiting lists exceed the number of existing plots although it should be noted people can register interest in multiple sites.

**Table 15.0** Council Allotment provision, vacancies and waiting lists

| | Sites | Plots | Vacancies | Waiting List[19] | Waiting List as a percentage of plots |
|---|---|---|---|---|---|
| **Ashton** | 0 | 0 | | 0 | 0% |
| **Audenshaw** | 2 | 116 | | 1 | 1% |
| **Denton** | 4 | 376 | | 28 | 1% |
| **Droylsden** | 2 | 140 | | 3 | 2% |
| **Dukinfield** | 1 | 94 | No | 47 | 48% |
| **Hyde** | 5 | 238 | | 89 | 38% |
| **Longdendale** | 1 | 25 | | 22 | 88% |
| **Mossley** | 2 | 55 | | 115 | 209% |
| **Stalybridge** | 1 | 70 | | 60 | 86% |
| | **18** | **1114** | | **365** | |

15.3 The National Society of Allotment and Leisure Gardeners (NSALG) suggests a national standard of 20 allotment plots per 1,000 households. A single allotment plot is considered to be 250 square metres in size or 0.025 hectares. In order to generate a population based standard which can be used alongside FIT standards for other typology an average household occupancy rate of 2.33[20] has been applied to arrive at a provision requirement of 20 allotment plots per 2,330 residents. As a result 8.58 allotment plots are required per 1,000 residents or 0.21 hectares per 1,000 residents.

[19] Position at 10/04/2018
[20] Census 2011.

**Table 15.1** All identified allotment provision including private sites

| | Sites | Size | Current Provision (Ha per 1,000 residents) | Sufficiency or Deficiency against the NSALG standard (0.21 Ha per 1,000 residents) |
|---|---|---|---|---|
| **Ashton** | 2 | 2.18 | 0.05 | **-0.16** |
| **Audenshaw** | 1 | 0.44 | 0.04 | **-0.17** |
| **Denton** | 5 | 9.61 | 0.29 | **0.08** |
| **Droylsden** | 3 | 3.96 | 0.17 | **-0.04** |
| **Dukinfield** | 2 | 2.5 | 0.20 | **-0.01** |
| **Hyde** | 8 | 5.44 | 0.15 | **-0.06** |
| **Longdendale** | 2 | 0.9 | 0.09 | **-0.12** |
| **Mossley** | 5 | 2.4 | 0.22 | **0.01** |
| **Stalybridge** | 3 | 2.27 | 0.07 | **-0.14** |
| | **31** | **29.7** | **0.13** | **-0.08** |

15.4 The level of provision across the borough using the NSALG standard is shown in table 15.1 above. Tameside as a whole is deficient against the standard, with only two of the analysis areas shown to meet it. The analysis areas of Dukinfield, Droylsden and Hyde are however only marginally below the standard. While no accessibility standard, distance travelled, is set for Allotment provision, the level of deficiency against the standard would suggest the need for new or expanded sites.

15.5 Assessment of waiting lists and distribution of existing provision provides the most appropriate method of determining where new or expanded sites should be. Longdendale, Mossley and Stalybridge are locations of high demand, Ashton has no current Council provision and equally shown a high level of deficiency against the standard alongside Audenshaw and therefore these areas should form the basis for initial areas of search.

15.6 The average size of an allotment site in Tameside is 0.96 hectares, equivalent to accommodating 38 full sized plots. This compares to the average size of a Council site which accommodates 62 plots. In terms of determining a site size for any new provision the Council considers a minimum of 40 full sized plots (0.025 hectares), or 1 hectare to be most appropriate.

# 16 Cemeteries and Churchyards

16.1 37 sites are identified as cemeteries and churchyards in the Borough equating to just over 61 hectares of provision. The distribution of these sites by analysis area is shown below. Tameside is responsible for administering burials at 8 cemeteries which contain approximately 60,000 burial plots in total.

16.2 All of the Council's 8 cemeteries still have burial space available with an estimated 200 years of collective new grave space available based on current uptake. The Council has seen an increasing trend toward cremation as opposed to burial and this reduced take up in burial has extended the time the Council's existing supply of land is anticipated to last. There are also several hundred estimated spaces remaining in existing graves which further extends how long the supply is envisaged to last.

**Table 16.0** Distribution of cemeteries and churchyards by analysis area

| | Sites | Area (Hectares) |
|---|---|---|
| **Ashton** | 9 | 11.9 |
| **Audenshaw** | 1 | 3.38 |
| **Denton** | 5 | 5.79 |
| **Droylsden** | 3 | 6.74 |
| **Dukinfield** | 2 | 11.17 |
| **Hyde** | 6 | 9.41 |
| **Longdendale** | 2 | 3.4 |
| **Mossley** | 3 | 4.05 |
| **Stalybridge** | 6 | 5.53 |
| | **37** | **61.37** |

16.4 Given the level of burial space remaining and current take up, the Council does not have active plans to secure new burial plots or open new cemeteries, with existing locations deemed to provide sufficient supply.

# 17 Green Corridor

17.1 As set out within previous PPG17 planning guidance, green corridor have been identified where a site provides opportunities for walking, cycling or horse riding, along with opportunities for wildlife migration. This type of open space typically includes river and canal banks, disused rail corridors and linear cycling and pedestrian routes.

17.2 There are 22 sites in Tameside which have been categorised as green corridors, equating to just over 69 hectares of provision. Where corridors cross townships they have been cut at boundaries to provide accurate data for this, although in practice a corridor may be a single feature which stretches right across the borough.

**Table 17.0** The distribution of green corridor by analysis area is shown below.

| | Sites | Area (Hectares) |
|---|---|---|
| **Ashton** | 5 | 14.97 |
| **Audenshaw** | 3 | 5.12 |
| **Denton** | 0 | 0 |
| **Droylsden** | 3 | 10.11 |
| **Dukinfield** | 2 | 3.43 |
| **Hyde** | 4 | 16.39 |
| **Longdendale** | 0 | 0 |
| **Mossley** | 1 | 4.64 |
| **Stalybridge** | 4 | 14.47 |
| | **22** | **69.13** |

17.4 It is recognised that in addition to the sites listed above and shown on mapping, there are likely to be a number of other sites with secondary functions similar to green corridors. For example, areas of open countryside and some parks and formal garden provide opportunities for walkers, cyclists and others to travel from one place to another. Many green corridors also play important roles in linking places together, encouraging people to adopt healthy and active lifestyles.

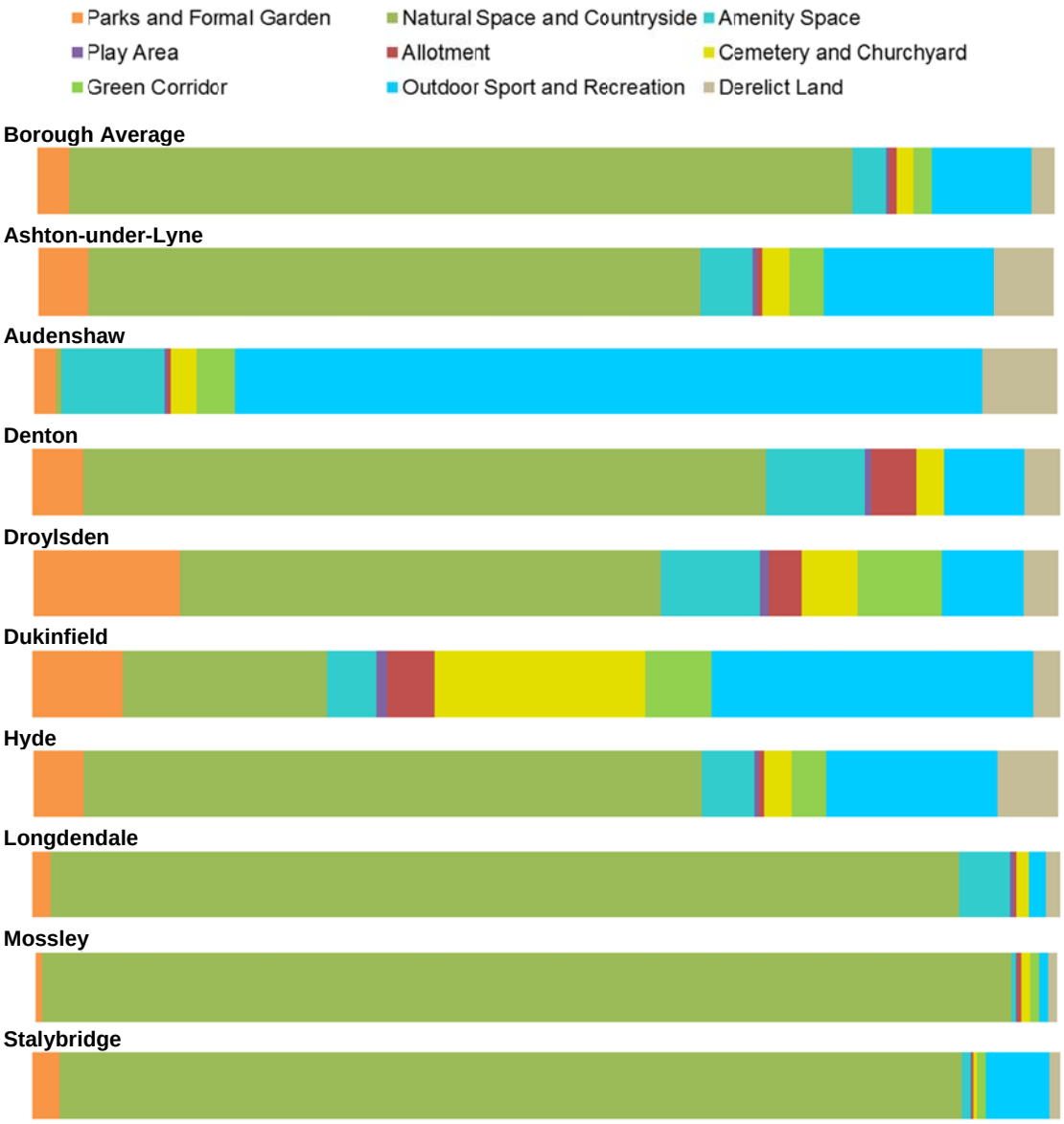
17.5 Retention and improvement of the existing green corridor network alongside new routes and joining of existing networks should be explored through the Local Plan as this develops.

# 18 Conclusion

## Borough Profile

18.1 Tameside has a resident population of 222,147[21] and is 1,316 hectares in size, 38% of which is urban residential development. The composition of the borough's network of publicly accessible and other open spaces is shown below. Most noticeable is the significant quantity of publicly accessible natural space and countryside, including the boroughs three Country Parks and extensive rights of way network.

**Figure 18.0** Open Space composition of Tameside




[21] Based upon 2016 Ward Level Mid-Year Population Estimates (Experimental Statistics). Adapted from data from the Office for National Statistics licensed under the Open Government Licence v1.0. Office for National Statistics © Crown copyright 2016 and applied to 2014 based Subnational Population Projections at 2016.

## Accessibility

18.2 If an area of the borough does not have access to the required level of provision, consistent with the accessibility standards detailed below, it is deemed to be deficient. The Council has identified where relevant the new sites which may be needed to provide comprehensive access to the type of provision.

**Table 18.0** Accessibility distances

| Parks and formal gardens | Natural space and countryside | Amenity space | Play areas |
|---|---|---|---|
| 600m/440m | 440m | 440m | 825m/330m/83m |

18.3 Table 18.1 and the following graphs summarise where deficiencies have been identified when applying the accessibility standards, together with recommended actions. The relevant borough wide maps to be read in conjunction with identified gaps can be found at the end of this conclusion.

**Table 18.1** Accessibility deficiencies and recommended actions

| | Identified Gap | |
|---|---|---|
| **Parks and Formal Garden** | A number of gaps are identified across the borough, primarily between the boroughs formal district parks. | Given the provision of district based parks, the gaps are not considered to be significant. However there are several instances where the exploring of opportunities to provide new or improved equipped areas of play would aid in minimising gaps in parks and formal garden provision through the creation of alternative provision. Such locations are identified as:<br><br>Ashton, Hartshead Estate<br>Ashton, Hazlehurst<br>Ashton, Crowhill<br>Audenshaw, Redmond Close<br>Denton, Dane Bank<br>Denton, East<br>Dukinfield, Richmond Park<br>Hyde, Newton<br>Hyde, Gee Cross<br>Hyde/Longdendale, Hattersley<br>Mossley, North East<br>Stalybridge, Carrbrook<br>Stalybridge, Mottram Rise<br>Stalybridge, Dukinfield/Stalybridge |
| **Natural Space and Countryside** | A number of gaps are identified, primarily within the urban environments of Dukinfield and Audenshaw. | The gaps are not considered to be significant. |
| **Amenity Space** | A number of gaps are identified across the borough although generally access is considered to be good. | Generally there is adequate access to amenity space and alternative provision such as parks and formal gardens are available in several locations, however new or improved provision in the following locations would aid in providing more comprehensive access:<br><br>Ashton Hartshead Estate<br>Ashton, Hazlehurst<br>Denton, Dane Bank<br>Mossley, North East |

| | Identified Gap | |
|---|---|---|
| **Play Area** | Gaps are limited across the borough although some distinct communities are identified as being deficient. | Exploring opportunities to provide new or improved equipped play area would aid in minimising gaps in provision alongside providing compensatory provision associated with gaps in parks and formal gardens as identified above through the creation of alternative provision. Such locations are identified as:<br><br>Ashton, Hartshead Estate<br>Ashton, Hazlehurst<br>Audenshaw, Redmond Close<br>Audenshaw/Droylsden, Fairfield<br>Denton, Dane Bank<br>Dukinfield, Richmond Park<br>Hyde, Newton<br>Hyde, Gee Cross<br>Hyde/Longdendale, Hattersley<br>Mossley, North East<br>Stalybridge, Carrbrook<br>Stalybridge, Mottram Rise<br>Stalybridge, Dukinfield/Stalybridge |
| **Allotment** | Demand driven | Broad areas of search for new and expanded sites should be focused around:<br><br>Ashton<br>Audenshaw<br>Longdendale<br>Mossley<br>Stalybridge |

18.4 Broadly the borough is considered to have adequate access to public open space with the exception of primarily play provision. Typically where a primary typology is deficient then an alternative typology is able to offer opportunities similar to those sought.

18.5 Access to areas of open countryside, which wraps around the borough to the north, south and east, whilst penetrating into the built urban environment via river valleys and canal corridors; many of which benefit from public rights of way and designation as national and local trails, is particularly noteworthy.

18.6 The borough also benefits from an established network of traditional district parks and formal garden, many of which are popular with residents as they offer a wide range of activities and opportunities for play, socialising and recreation.

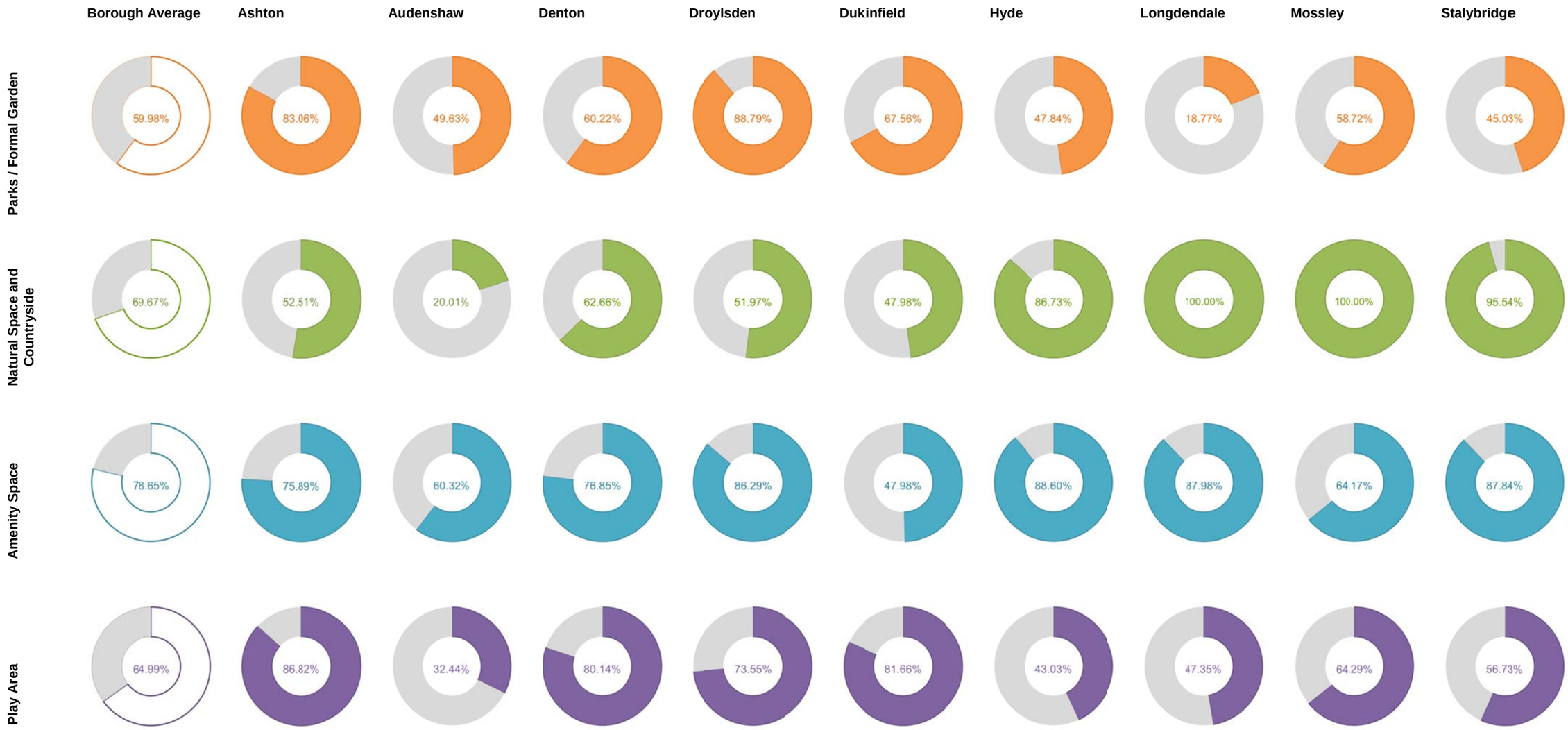
18.7 However, accessibility mapping has identified gaps between the network of parks and formal garden which would benefit from new or improved play equipment and facilities to assist in providing alternative compensatory provision elsewhere. Exploring such opportunities would also assist in providing more comprehensive access to play facilities themselves.

18.8 In addition, while much of the borough benefits from adequate access to amenity space a small number of locations have been identified which would benefit from securing new provision to address deficiencies. A comparison of the accessibility to

open space typologies for each analysis area and the borough average is provided below.

18.9 Whilst access standards have not been applied to allotment provision, there are deficiencies which would benefit from new sites. The location of any new provision should be driven by demand as shown by waiting lists and gaps in provision. As such Longdendale, Mossley, Stalybridge, Ashton and Audenshaw should form initial areas of search for expanding existing locations or creating new sites.

**Figure 18.1** Township Accessibility Comparison



18.10 Where accessibility mapping suggests new sites are required to rectify gaps in provision, table 18.1 below sets out the minimum size required of new spaces by typology. It should be noted, that where deficiencies have been identified, this does not mean it is the Councils responsibility to provide this additional provision, rather the evidence provides the basis for informing and making sound planning and land management decisions.

18.11 It is anticipated that additional open space will come forward as part of the open space provision required by large scale residential developments. Negotiating with applicants about whether on site or off site open space provision is most appropriate should be informed by accessibility mapping. Considerations of additional open space provision will need to be made on a case by case basis, being mindful of provision which is available locally. It may be more appropriate, for instance, to seek to enhance the quality of existing provision where new development will be located within close proximity to this and therefore an off-site contribution may be considered more beneficial.

**Table 18.1** National recommended minimum site sizes and Tameside comparable mean and median

| | Minimum site size guidance (hectares) | | | | |
|---|---|---|---|---|---|
| | Parks and Formal Garden | Natural Space and Countryside | Amenity Space | Play area | Allotment |
| **GLA, FIT, NSALG recommendation** | 2.0 | 0.4 | 0.4 | 0.01 LAP<br>0.04 LEAP<br>0.10 NEAP | 1.0 |
| **Tameside Audit Mean Average** | 3.2 | 11.9 | 0.8 | 0.17 | 0.96 |
| **Tameside Audit Median Average** | 0.9 | 4.36 | 0.29 | 0.11 | 0.77 |

18.12 The total area of sites in hectares is divided by the total number of sites in order to calculate a mean average size and alongside this values are placed in order to ascertain the middle or median average for each open space typology as presented in the table 18.1 above.

18.13 Comparing these average site sizes by typology to minimum site sizes recommended through guidance by the Greater London Authority, Fields in Trust and National Society of Allotment and Leisure Gardeners sizes are fairly comparable for all but the natural space and countryside typology. The significantly larger than average site size for natural space and countryside reflects the semi-rural position of the borough.

18.14 In order to balance the supply of sites and capture an appropriate element of on-site provision it is recommended following standards are taken forward as a minimum site sizes.

**Table 18.2** Minimum site sizes

| | Minimum site size guidance (hectares) | | | | |
|---|---|---|---|---|---|
| | Parks and Formal Garden | Natural Space and Countryside | Amenity Space | Play area | Allotment |
| GLA, FIT, NSALG recommendation | 2.0 | 4.0 | 0.4 | 0.01 LAP<br>0.04 LEAP<br>0.10 NEAP | 1.0 |

## Quantity

18.15 Table 18.3 below sets out the level of open space provision across the Borough. The base position is the result of initial survey work, following a comprehensive review of the Councils 2010 Open Space Assessment.

18.16 This base position includes a range of sites that have limited open public access or are restricted to specific members groups. In addition a range of sites have been also screened out of the base position following assessment, which although benefiting from potentially open access and strong visual benefit perform a more limited functional role within the wider community. The screened out sites are shown in the central column. The result of what is considered to comprise public and other functional open space for Tameside is shown to the far right.

**Table 18.3** Public open space provision

| Public Open Space Provision | | | | | | |
|---|---|---|---|---|---|---|
| | Base Position | | Screened out | | Result | |
| | Sites | Area (ha) | Sites | Area (ha) | Sites | Area (ha) |
| Parks and Formal Garden | 39 | 122.70 | 2 | 4.14 | 37 | 118.56 |
| Natural Space and Countryside | 569 | 4,583.73 | 323 | 1666.78 | 246 | 2916.95 |
| Amenity Space | 626 | 198.71 | 464 | 72.81 | 162 | 125.9 |
| Play Area | 54 | 9.49 | 1 | 0.47 | 53 | 9.02 |
| | **1288** | **4,914.63** | **790** | **1744.2** | **498** | **3170.43** |
| **Other Open Space Provision** | | | | | | |
| Allotment | | | | | 31 | 29.7 |
| Cemetery and Churchyard | | | | | 37 | 61.37 |
| Green Corridor | | | | | 22 | 69.13 |
| Outdoor Sport and Recreation | | | | | 85 | 370.23 |
| Derelict Land | | | | | 106 | 86.33 |
| | | | | | **281** | **616.76** |

18.17 Defining quantity standards can be a useful way to help identify areas of shortfalls and to set open space requirements for future developments. Current levels of open space provision taken from table 18.3 above are used along with the Boroughs resident population to calculate a hectare quantity standard per 1,000 residents for each typology. Quantity standards can then be compared to other townships, the borough's average and Fields in Trust Guidance. Provision levels can impact on aspirational future standards and consequently residents often base their judgement of need on or around current levels of open space.

**Table 18.4** Quantity standards

| | Fields In Trust / NSALG | Borough Average 222,147 | Ashton 48,198 | Audenshaw 12,049 | Denton 33,383 | Droylsden 22,974 | Dukinfield 12,639 | Hyde 37,304 | Longdendale 9,901 | Mossley 11,136 | Stalybridge 34,563 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Parks and Formal Garden | 0.80 | 0.53 | 0.44 | 0.23 | 0.31 | 0.77 | 0.38 | 0.31 | 0.51 | 0.28 | 1.22 |
| Natural Space and Countryside | 1.80 | 13.13 | 5.52 | 0.05 | 4.31 | 2.52 | 0.85 | 6.97 | 26.25 | 44.13 | 41.27 |
| Amenity Space | 0.60 | 0.57 | 0.48 | 1.12 | 0.62 | 0.52 | 0.21 | 0.62 | 1.48 | 0.19 | 0.41 |
| Play area | 0.25 | 0.04 | 0.04 | 0.03 | 0.04 | 0.04 | 0.05 | 0.02 | 0.09 | 0.05 | 0.05 |
| Allotment | 0.21 | 0.13 | 0.05 | 0.04 | 0.29 | 0.17 | 0.20 | 0.15 | 0.09 | 0.22 | 0.07 |

(hectares per 1,000 of the population)

18.18 Shortfalls in quantity are identified across the Borough for each open space typology shown below. While a number of townships demonstrate deficiencies in the quantity of a particular typology, it is recognised there are open spaces which have secondary functions associated with another typology. For instance many parks and formal gardens also provide opportunities for informal.

18.19 Amenity space provision is broadly in line with recommended standards; however more obvious deficiencies are shown in Dukinfield and Mossley. Parks and formal garden, play area and allotment provision show more consistent quantity deficiencies, therefore any potential losses to these typology in particular should be carefully considered.

**Table 18.5** Quantity comparable to national standards

| | Fields In Trust / NSALG | Borough Average | Ashton | Audenshaw | Denton | Droylsden | Dukinfield | Hyde | Longdendale | Mossley | Stalybridge |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Parks and Formal Garden | 0.80 | -0.27 | -0.36 | -0.57 | -0.49 | -0.03 | -0.42 | -0.49 | -0.29 | -0.52 | 0.42 |
| Natural Space and Countryside | 1.80 | 11.33 | 3.72 | -1.75 | 2.51 | 0.72 | -0.95 | 5.17 | 24.45 | 42.33 | 39.47 |
| Amenity Space | 0.60 | -0.03 | -0.12 | 0.52 | 0.02 | -0.08 | -0.39 | 0.02 | 0.88 | -0.41 | -0.19 |
| Play area | 0.25 | -0.21 | -0.21 | -0.22 | -0.21 | -0.21 | -0.2 | -0.23 | -0.16 | -0.2 | -0.2 |
| Allotment | 0.21 | -0.08 | -0.16 | -0.17 | 0.08 | -0.04 | -0.01 | -0.06 | -0.12 | 0.01 | -0.14 |

(hectares per 1,000 of the population)

18.20 In order to resolve current deficiencies and secure sufficient improvements to existing open spaces it is recommended that quantity standards across all open space typologies follow those recommended by national guidance.

18.21 Once quantity standards are established they can be used to calculate how much open space is required to support new proposals either through the Development Management process or the emerging Local Plan. Requirements can be presented on a per person basis as shown in table 18.6 below which can make their application easier.

18.22 Table 18.6 demonstrates the application of the recommended minimum site sizes and quantity standards. This is shown as a number of additional residents required to generate a new site. The open space requirements of new developments can be given more accurately once details regarding house types, bedroom numbers and the intended number of occupants have been established.

18.23 The requirement for on-site versus off site provision should be considered on a case by case basis being mindful of existing open space provision which is available locally and accessibility mapping. It may be more appropriate in certain instances to seek enhancement to the quality of existing provision where development is located within close proximity to this and therefore an off-site contribution may be more beneficial.

**Table 18.6** Application of quantity standards and minimum site sizes.

| | Recommended Quantity Standard hectares per 1,000 residents | Equivalent square metres per person | Recommended minimum sizes of sites (Square metres) | Number of people required to generate new site need | Number of proposed dwellings required to generate new site need[22] |
|---|---|---|---|---|---|
| Parks and Formal Garden | 0.80 | 8 | 20,000 | 2,500 | 1,073 |
| Natural Space and Countryside | 1.80 | 18 | 40,000 | 2,222 | 954 |
| Amenity Space | 0.60 | 6 | 4,000 | 666 | 286 |
| Play area | 0.25 | 2.5 | 100 LAP | 40 | 17 |
| | | | 400 LEAP | 160 | 69 |
| | | | 1,000 NEAP | 400 | 172 |
| Allotment | 0.21 | 2.1 | 10,000 | 4,762 | 2,044 |

## Quality and Value

18.24 Assessing the quality and value of open spaces aids in identifying those sites which could be given the highest level of protection and potentially receive Local Greenspace Designation through future Local Plan policy. Equally this data can be used to identify those sites which require enhancement to improve quality or value, or those sites which may be redundant in terms of their current use.

[22] Based upon an average household occupancy rate of 2.33 (Census 2011) and rounded to the nearest whole dwelling.

18.25 Table 18.7 is a summary of the application of the quality standards in Tameside. Sites scoring 7 and below out of 17 or 41% are deemed to be low quality.

**Table 18.7** Quality scoring

| | Score Percentage | | | | Number of Sites | |
|---|---|---|---|---|---|---|
| | Lowest | Highest | Average | Spread | Low | Adequate |
| Parks and Formal Garden | 71% | 100% | 93% | 29% | 0 | 37 |
| Natural Space and Countryside | 6% | 100% | 57% | 94% | 54 | 192 |
| Amenity Space | 29% | 100% | 67% | 71% | 9 | 153 |
| Play area | 35% | 100% | 80% | 65% | 4 | 49 |
| | | | | | **67** | **431** |

18.26 A total of 498 sites have been assessed as part of this 2017/18 review, the vast majority of which are considered to have adequate or better quality scores. Parks and formal gardens in particular have a high average quality score and small spread with the lowest achieving a score of 71%.

18.27 In all typology there are some sites which achieve a score of 100% for quality. The lowest average quality scores are shown for natural space and the countryside. This category also shows the greatest spread in scoring and is typical of the range of environments assessed; from country parks formally managed by the Council, through to private farms and open moorland.

18.28 Table 18.8 is a summary of the application of the value standards in Tameside. Sites scoring 12 and below out of 25 or 48% are deemed to be low value.

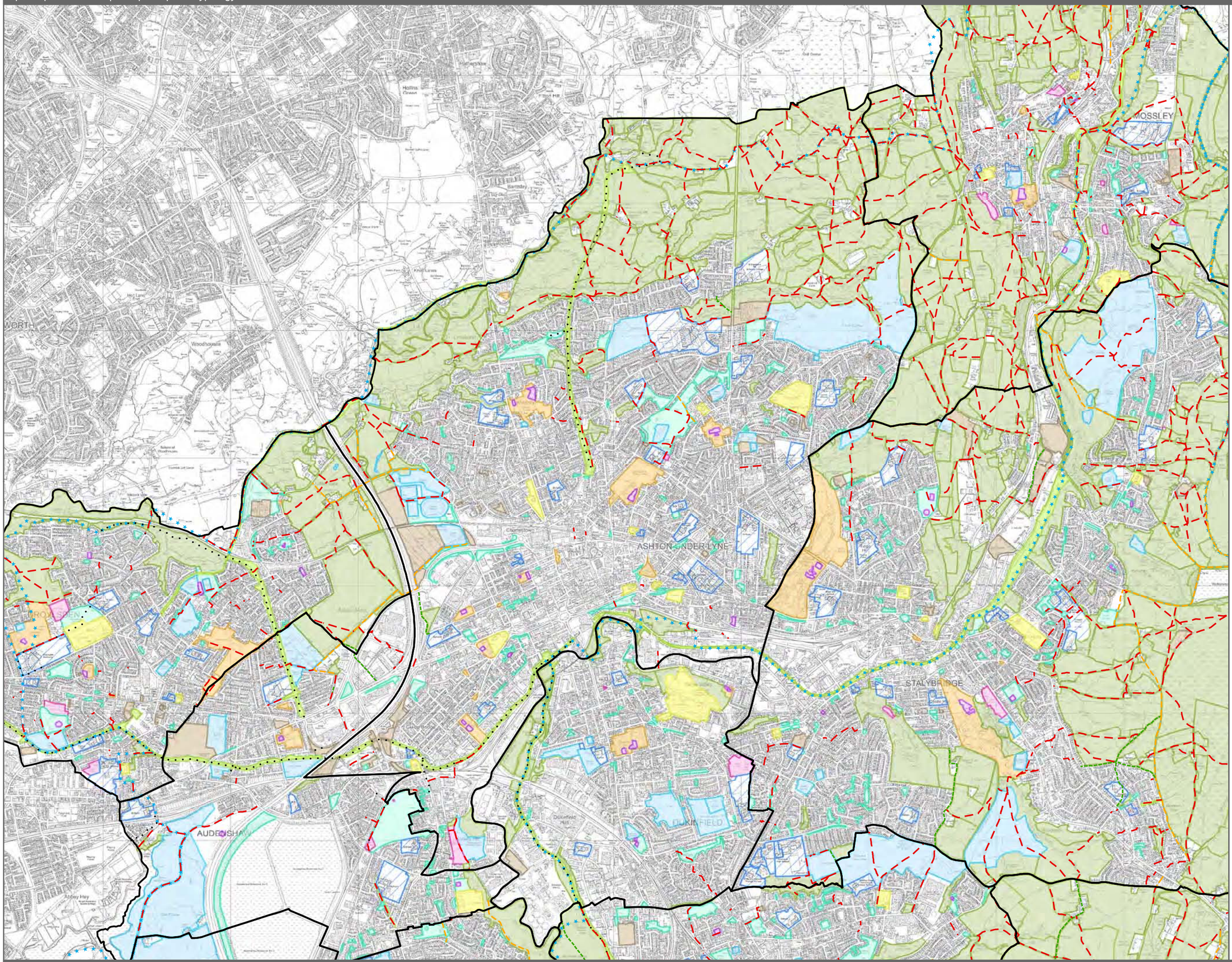
**Table 18.8** Value scoring

| | Score Percentage | | | | Number of Sites | |
|---|---|---|---|---|---|---|
| | Lowest | Highest | Average | Spread | Low | Adequate |
| Parks and Formal Garden | 48% | 100% | 79% | 52% | 2 | 35 |
| Natural Space and Countryside | 40% | 96% | 62% | 56% | 60 | 186 |
| Amenity Space | 40% | 92% | 56% | 52% | 65 | 97 |
| Play area | 24% | 80% | 61% | 56% | 14 | 39 |
| | | | | | **141** | **357** |

18.29 A total of 498 sites have been assessed, the vast majority of sites are considered to have adequate or better value scores, although there are a number of sites considered to be low in value comparative to quality.

18.30 Value scoring displays a much lesser spread then that for quality and also the lowest score levels much closer to the standard of 48%. Parks and formal garden score the best for value with 35 of 37 sites scored as adequate or better with a high average score of 79%. Amenity spaces score the lowest across the four typology, with almost two thirds of sites scoring below the standard with an average score of just 56%, close to the benchmark standard of 48%. This would appear to be symptomatic of many amenity spaces being limited in their multifunctionality, displaying limited use and as a result relatively low levels of community value.

Ashton-Under-Lyne




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Open Space All Typology

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Allotment
- Cemetery / Churchyard
- Green Corridor
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:26,900

0 620 1,240
m

Tameside Metropolitan Borough

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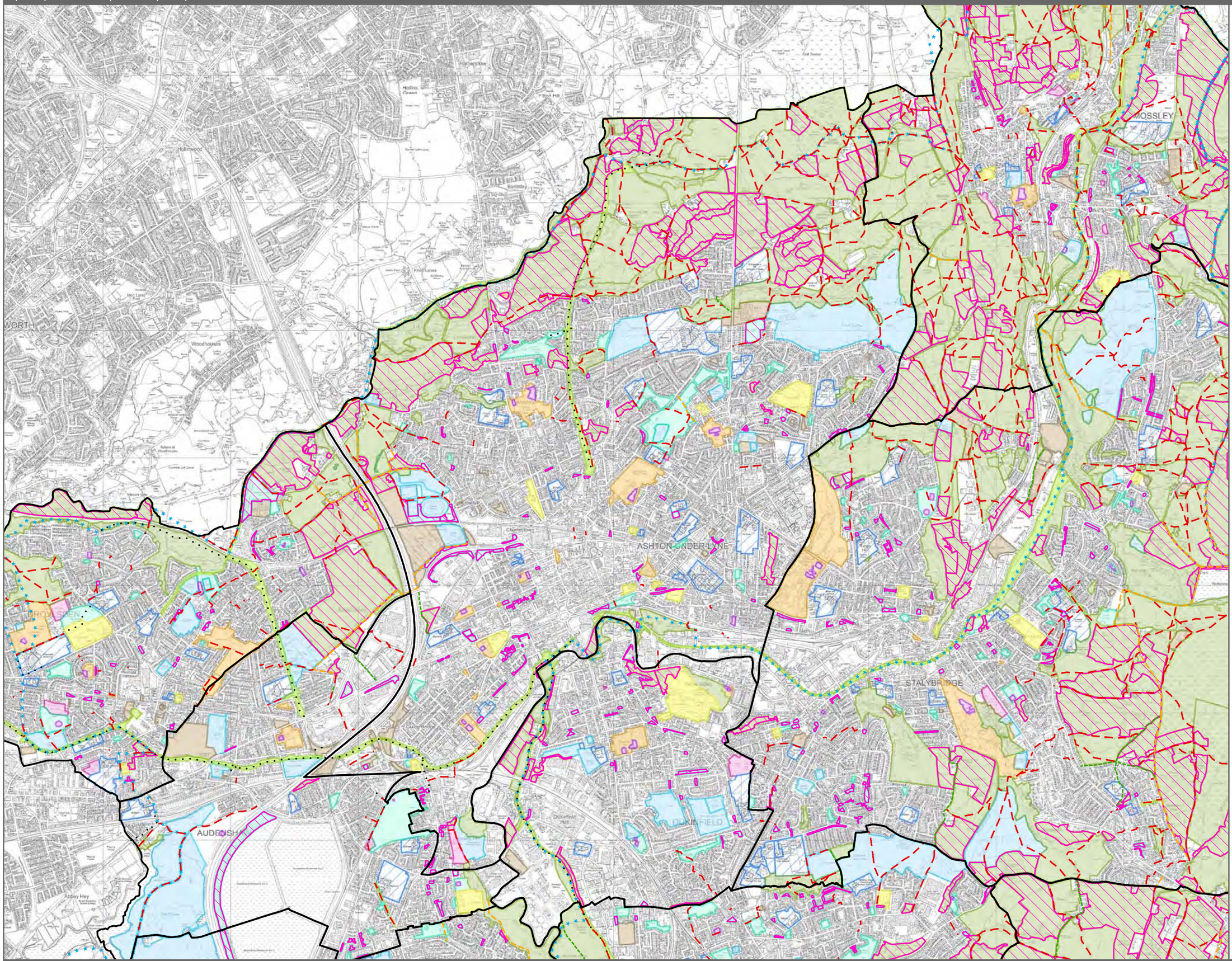
Open Space Review | Public Open Space - Discounted Sites




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths
- Public Open Space Discounted

Public Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:26,900

0 620 1,240
m

Tameside Metropolitan Borough

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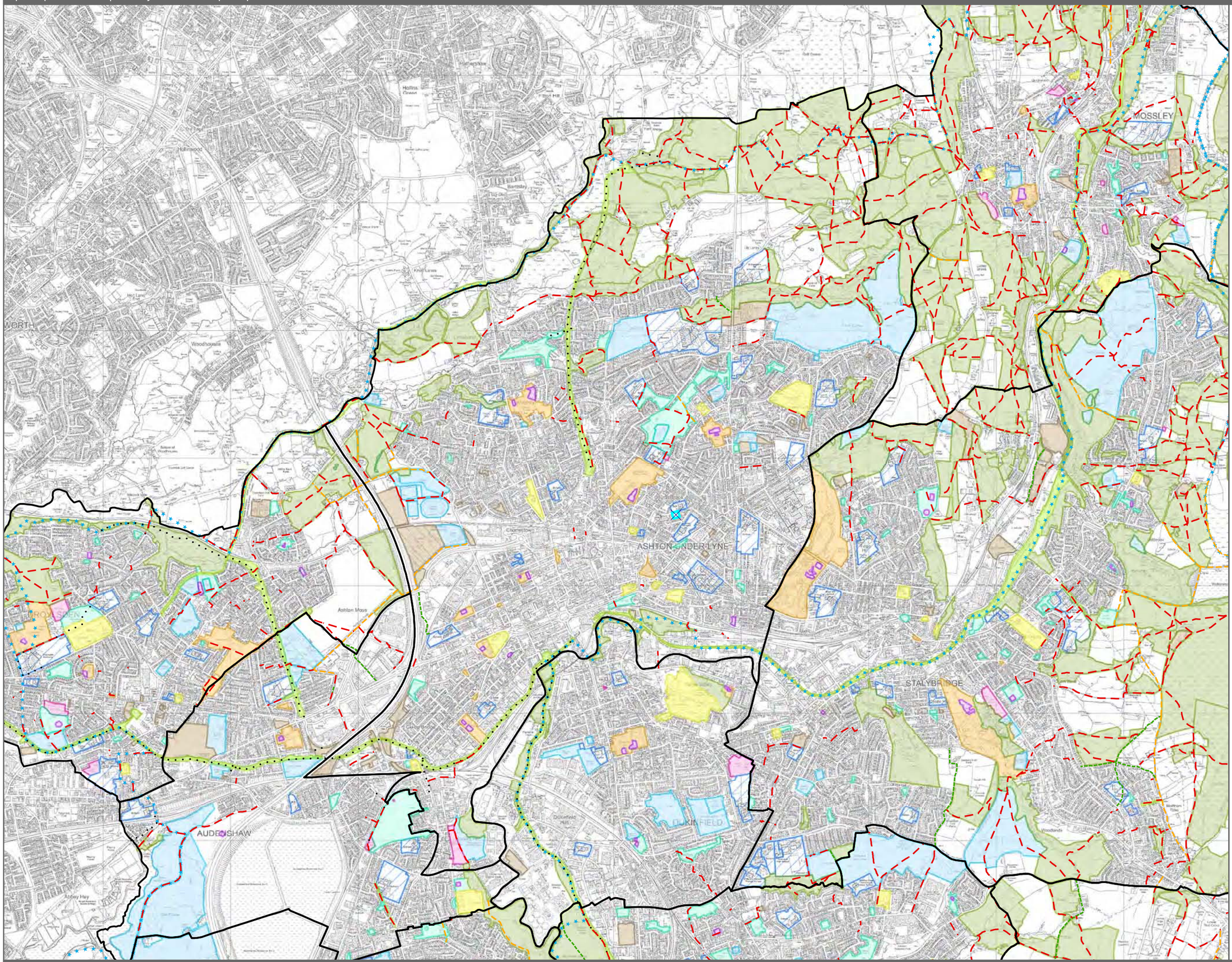
March 2018




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:26,900

0 620 1,240
m

Tameside Metropolitan Borough

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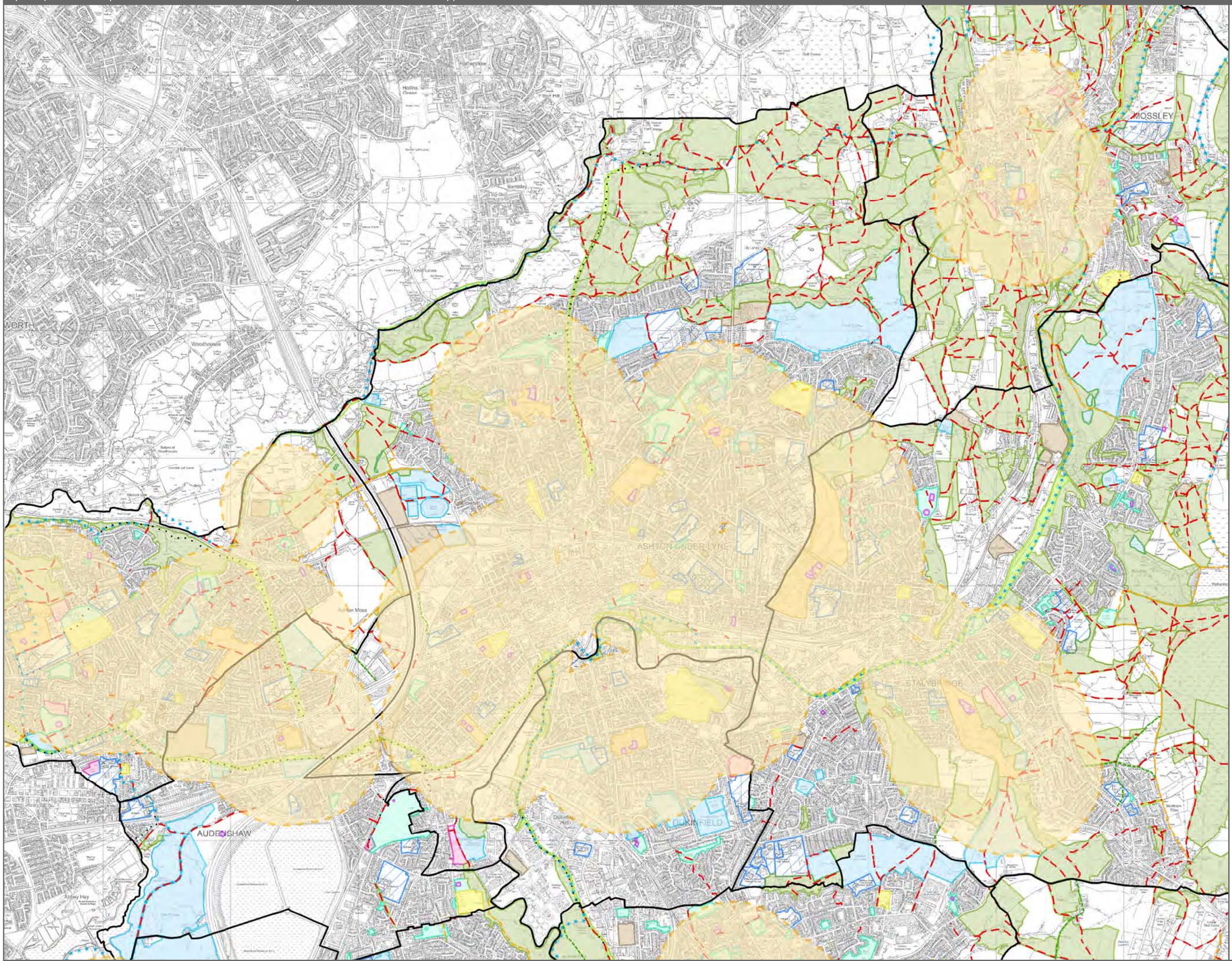
Open Space Review | Parks and Formal Garden Accessibility - 600m and 440m distances applied




Key

- Parks/Garden 600m / 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:26,900

0 620 1,240
m

Tameside Metropolitan Borough

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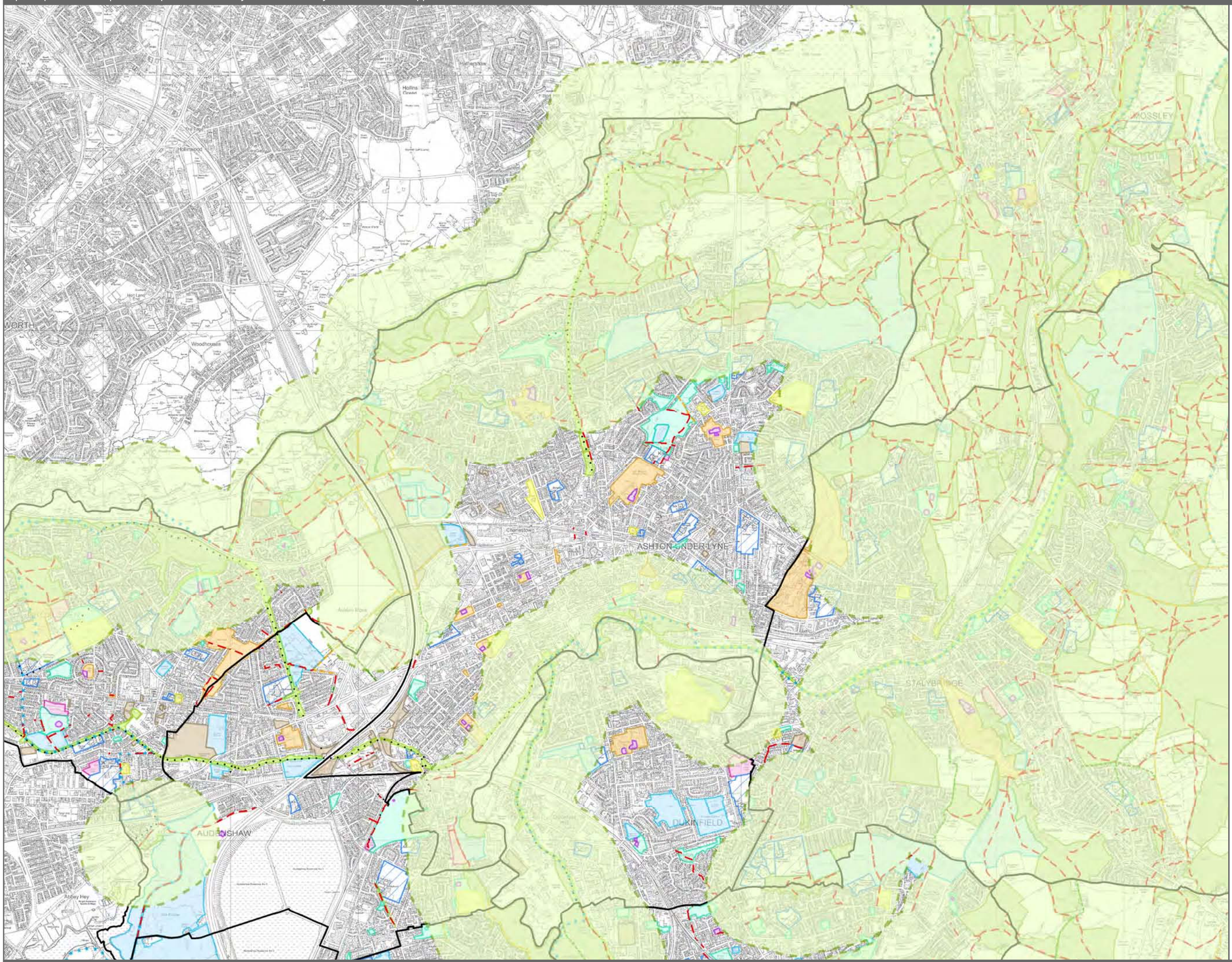
Open Space Review | Natural Space and Countryside Accessibility - 440m distance applied




Key

- Natural Space/Countryside 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:26,900

0 620 1,240
m

Tameside Metropolitan Borough

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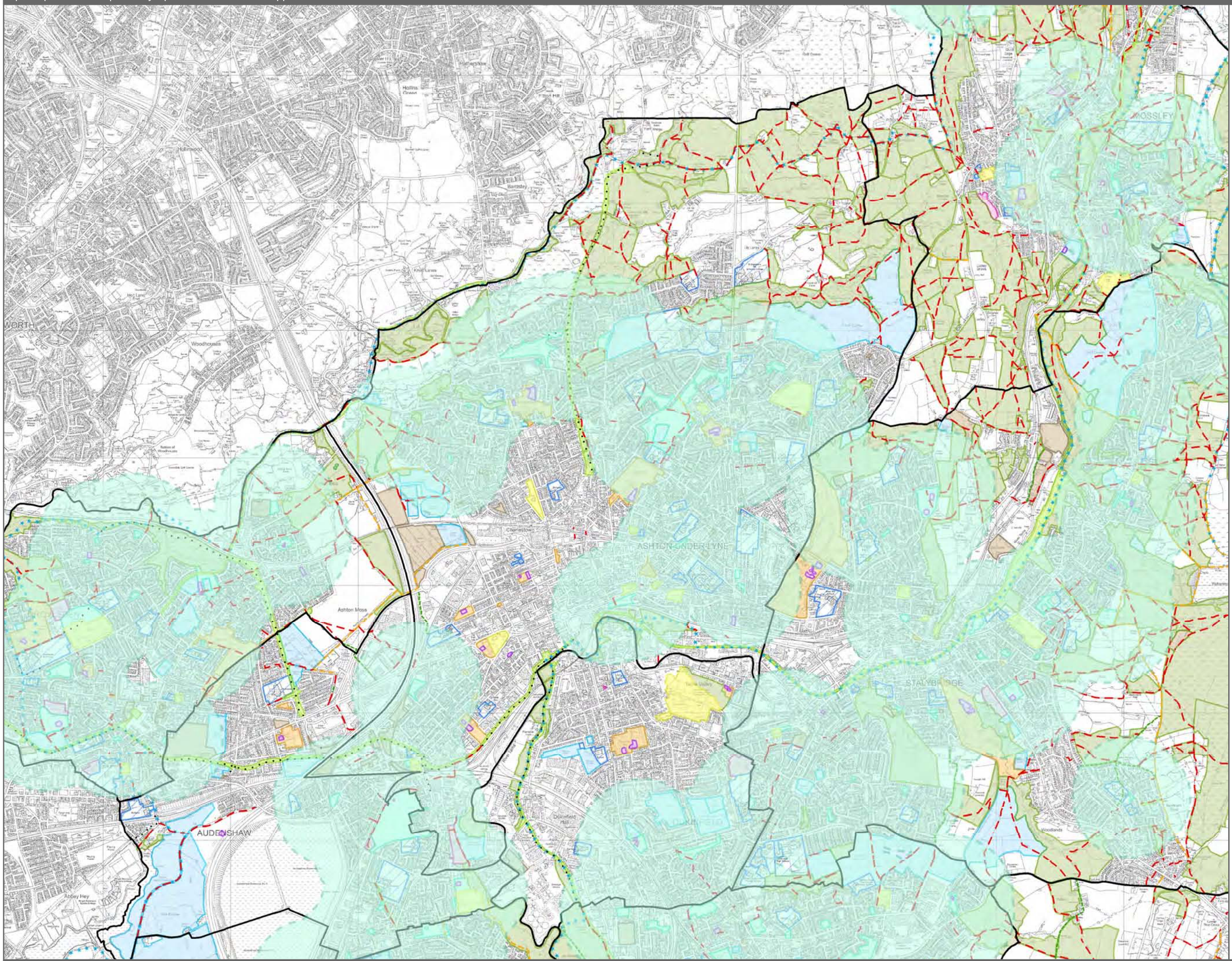
March 2018

Open Space Review | Amenity Space - 440m distance applied




Key

- Amenity Space 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:26,900

0 620 1,240
m

Tameside Metropolitan Borough

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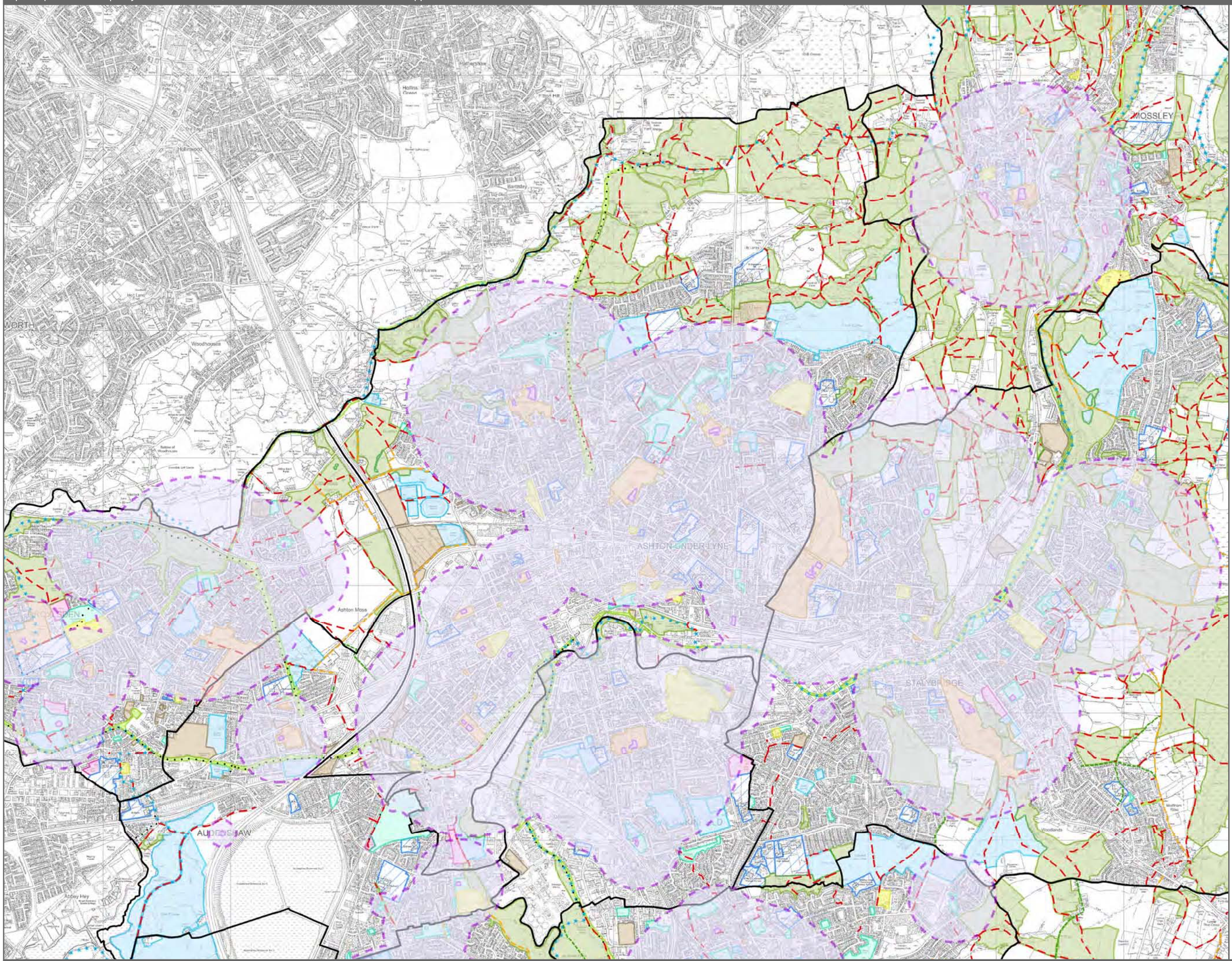
March 2018

Open Space Review | Play Area - 83m LAPs, 330m LEAPs, 825m NEAPs distance applied




Key

- Play Area 83m / 330m / 825m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:26,900

0 620 1,240
m

Tameside Metropolitan Borough

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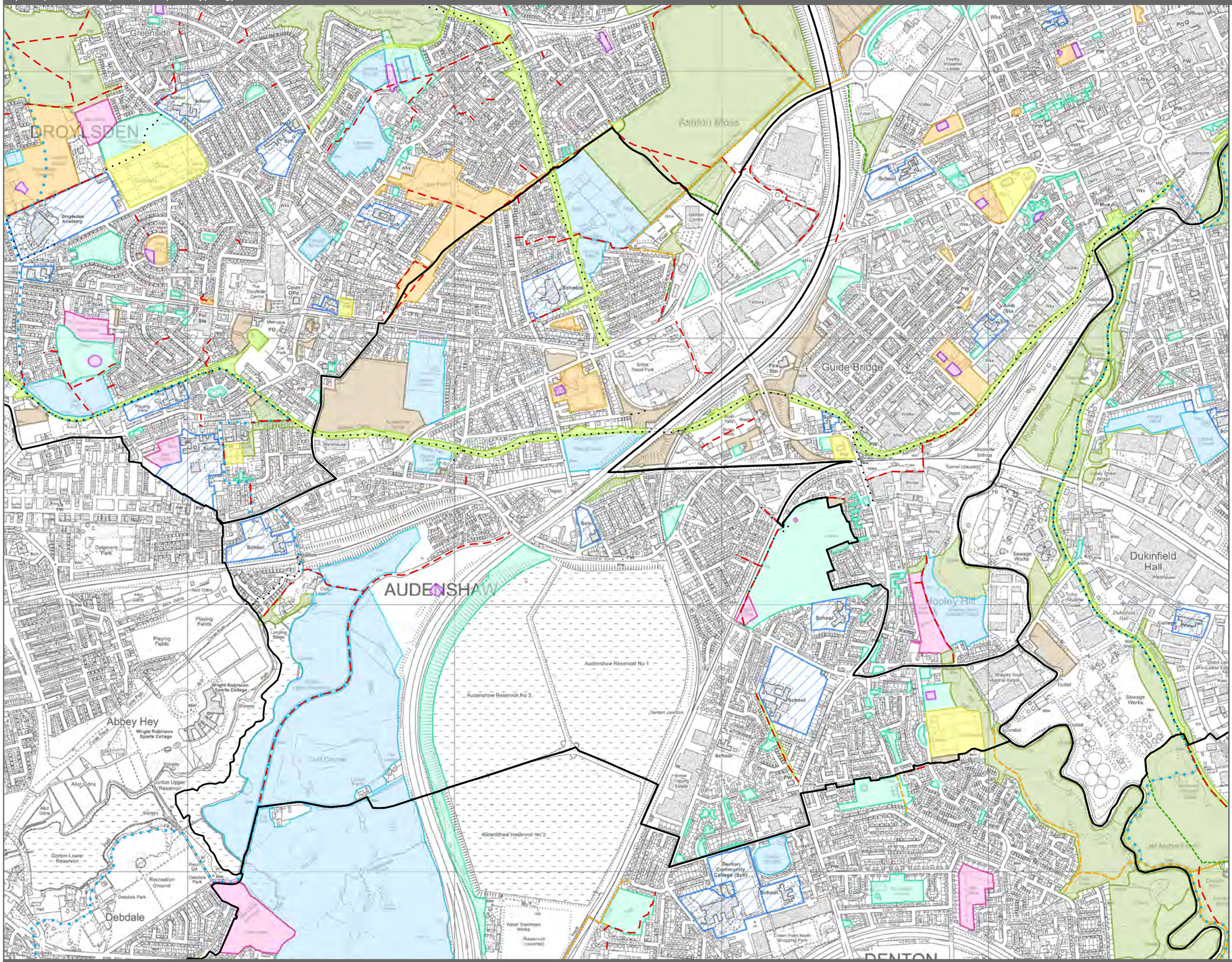
March 2018

Audenshaw




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Open Space All Typology

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Allotment
- Cemetery / Churchyard
- Green Corridor
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:12,860

0 300 600
m

Tameside Metropolitan Borough

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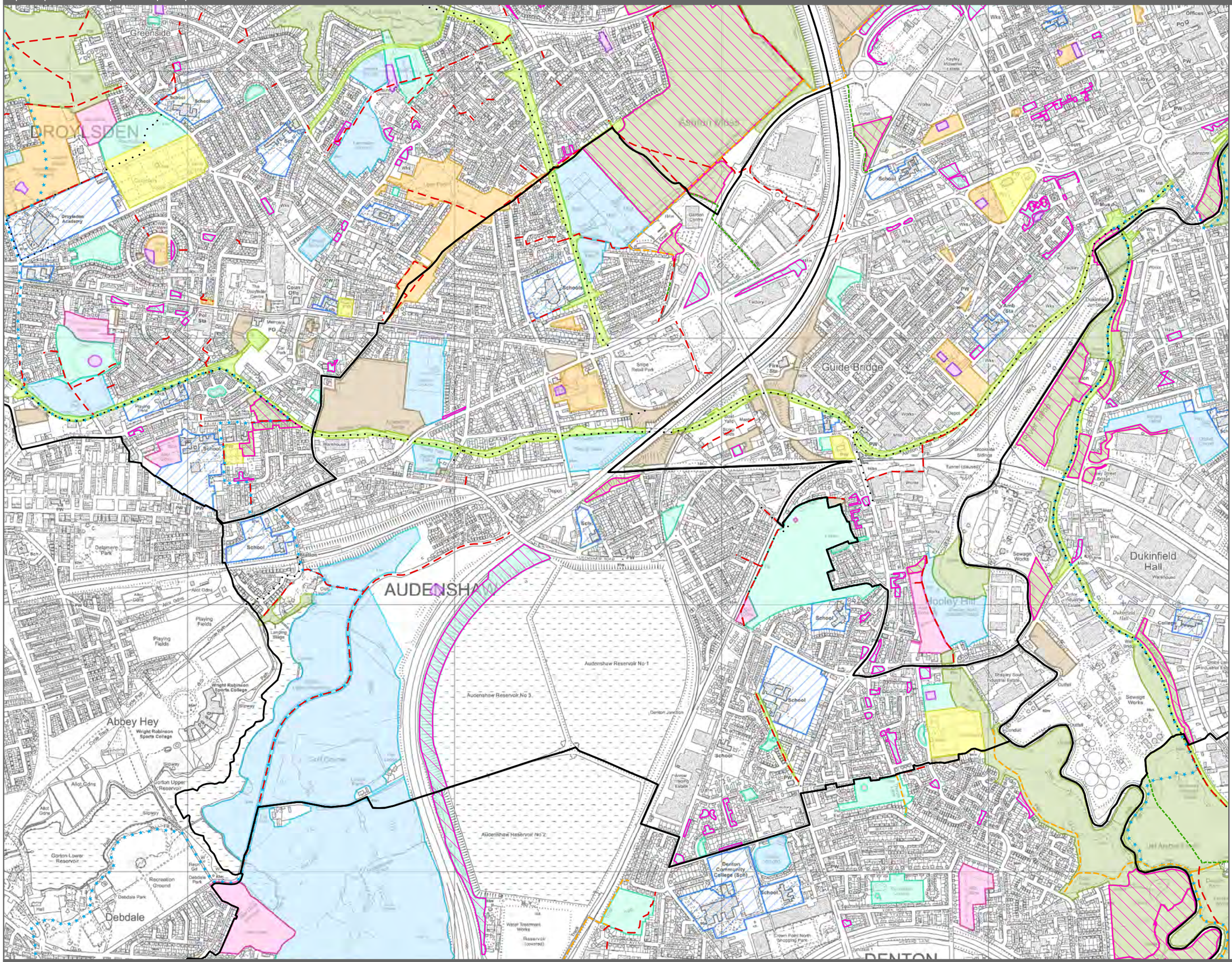
Open Space Review | Public Open Space - Discounted Sites




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths
- Public Open Space Discounted

Public Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:12,860

0 300 600
m

Tameside Metropolitan Borough

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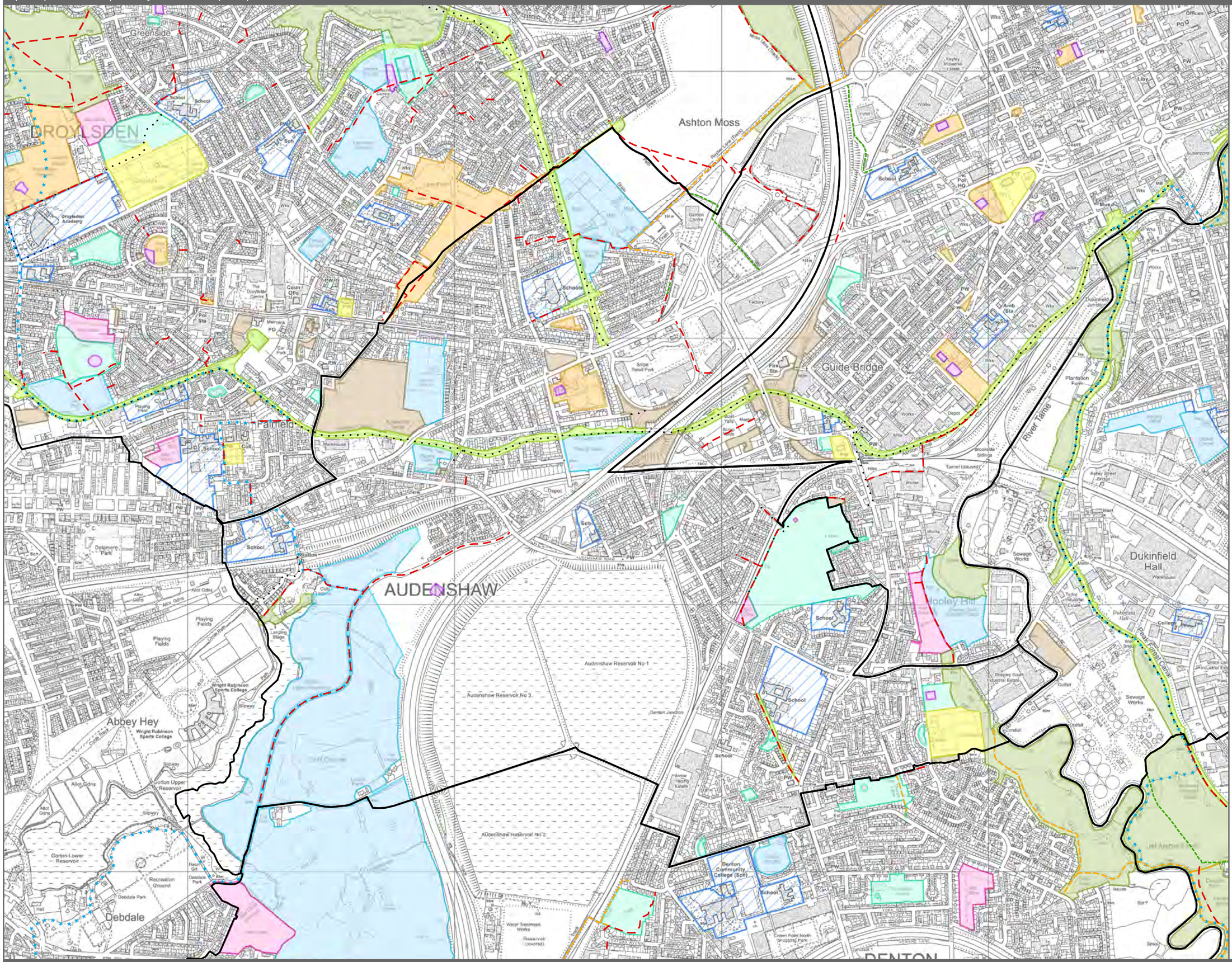
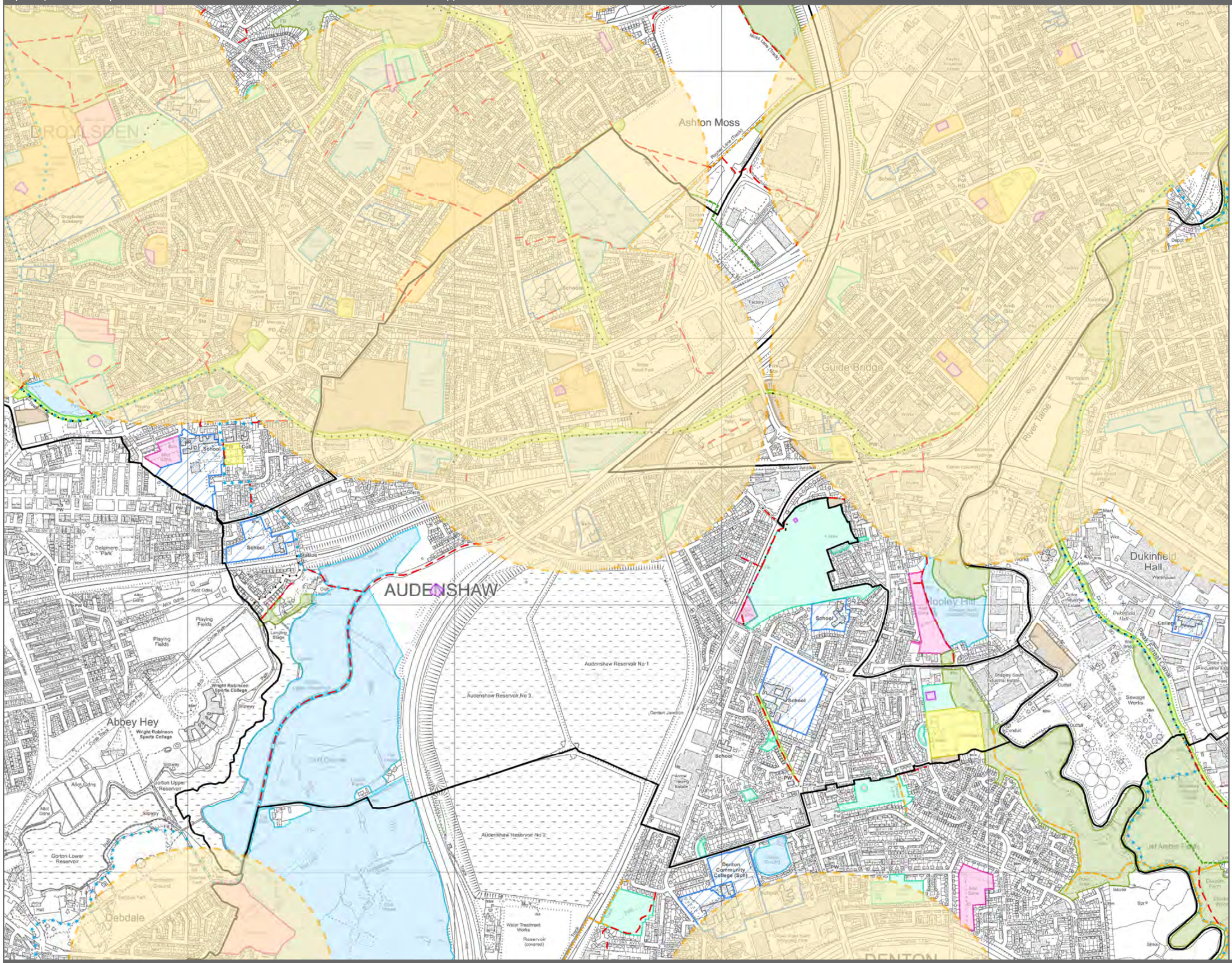
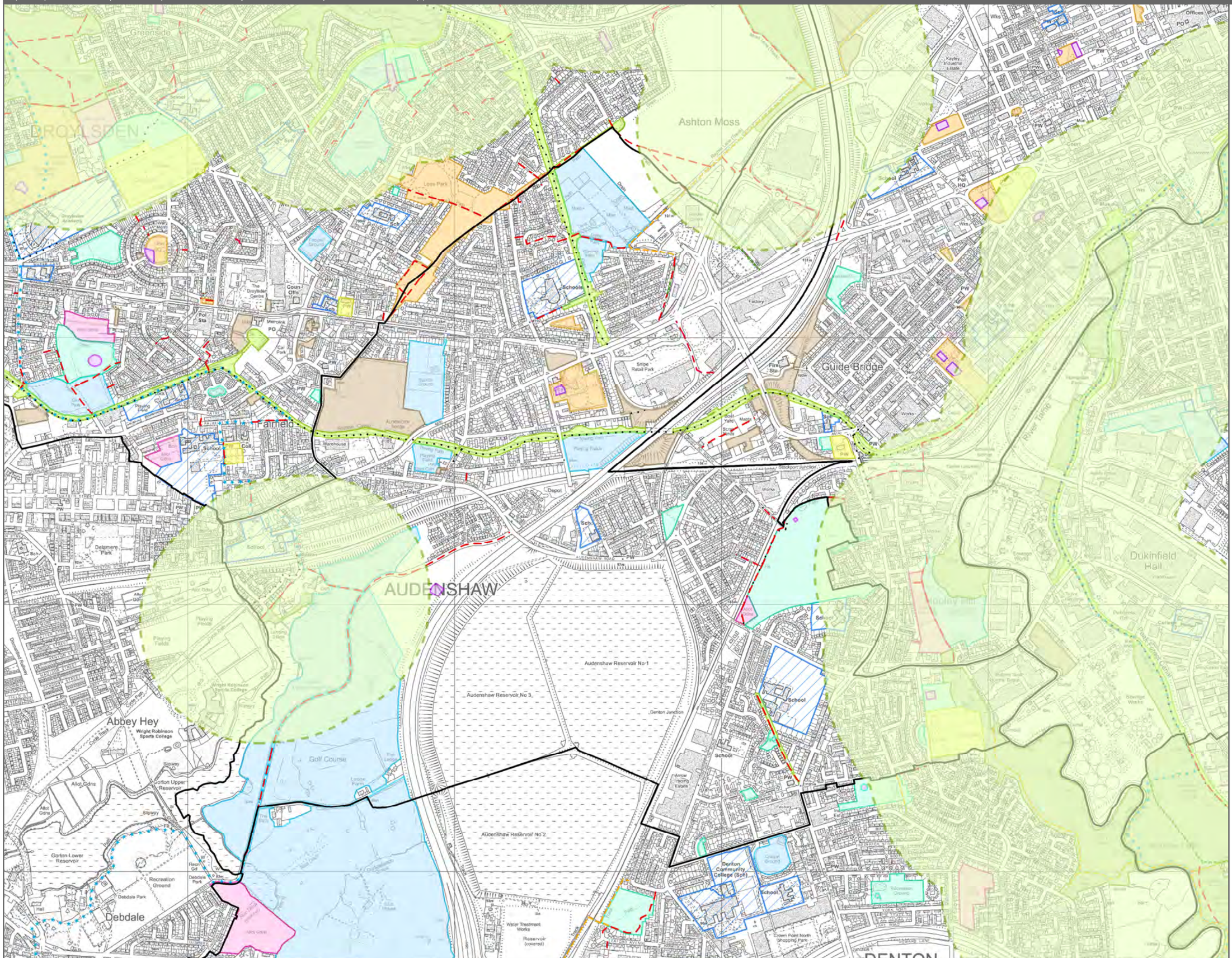
March 2018


Greenside
DROYLSDEN
Droylsden Academy
Ashton Moss
Guide Bridge
River Tame
Dukinfield Hall
Dukinfield
Hooley Hill
Fairfield
AUDENSHAW
Abbey Hey
Wright Robinson Sports College
Gorton Upper Reservoir
Gorton Lower Reservoir
Debdale
Audenshaw Reservoir No 1
Audenshaw Reservoir No 3
Audenshaw Reservoir No 2
Denton Community College (Sch)
Crown Point North Shopping Park
Peak Forest Canal
Sewage Works
Shipley South Industrial Estate
Tudor Industrial Estate
Snipe Retail Park
Garden Centre
Kayley Millennium Estate
Delamere Park
Playing Fields
Recreation Ground
Water Treatment Works
Reservoir (covered)
Denton Junction
Arrow Trading Estate
Brookside Sidings
Plantation Farm
Ashton Moss Depot
Fire Sta
Pol HQ
Coun Offs
Pol Sta
Amb Sta
Mercia PO
Car Park
Warehouse
Factory
Depot
Works
Offices
Mus
Liby
Court
Coll
School
Schools
Sch
Station
Playing Field
Allot Gdns
Sidings
Tunnel (disused)
Ashton Moss Junction
Dukinfield Junction
Ashley Street Bridge
Boat Yard
Mere
Sewage Works
Outfall
Conduit
Jail Anchor
Spr
Sinks
Mill
Wks
Pub
Cemetery
Cricket Ground
Mast
Tower
Weir
Bridge
Footbridge
Subsidiary
Substation
Pumping Station
Cycle Path
Footpath
Bridleway
Slipway
Landing Stage
Clay Hole
Cycle Track
Cycle Path
Pedestrian Tunnel
Pedestrian Bridge
Railway
Motor Rail Tunnel
Rochdale Canal
Tunnel (disused)
Ashton Canal
Tunnel (disused)
Ashton Canal
Tunnel (disused)
Rochdale Canal
Tunnel (disused)
Rochdale Canal
Tunnel (disused)
Rochdale

Open Space Review | Parks and Formal Garden Accessibility - 600m and 440m distances applied


Ashton Moss
DROYLSDEN
Guide Bridge
AUDENSHAW
Abbey Hey
Debdale
Dukinfield Hall
Hooley Hill
Audenshaw Reservoir No 1
Audenshaw Reservoir No 3
Audenshaw Reservoir No 2
Denton Junction
Stockport Junction
River Tame
Peak Forest Canal
Playing Fields
Wright Robinson Sports College
Gorton Upper Reservoir
Gorton Lower Reservoir
Denton Community College (Sch)
Water Treatment Works
Reservoir (covered)
Sewage Works
Shepley South Industrial Estate
Tudor Industrial Estate
Delamere Park
Greenside
Factory
Depot
Fire Sta
Pol HQ
Pol Sta
Station
School
Coll
Schools
Warehouse
Works
Mast
Sinks
Sidings
Slipway
Allot Gdns
Cycle Path
Footpath
Bridleway
Landing Stage
Clubhouse
Pavilion
Ground
Pitches
Pitch
Tennis Ctrs
Sports Hall
Sports Pitch
Golf Course
Cricket Pitch
Bowling Green
Hall
Museum
Cemetery
Church
Chapel
Vicarage
Rectory
Monument
Fountain
Sculpture
Memorial
Obelisk
Cross
Wks
Pw
Spr
Tr
Pond
Lake
Weir
Bridge
Tunnel
Culvert
Outfall
Conduit
Pipeline
Pylon
Mast
Tank
Silo
Gas Tank
Gas Holder
Water Tower
Chimney
Stack
Kiln
Mill
Factory
Warehouse
Depot
Office
Offices
Shop
Pub
Hotel
Inn
Restaurant
Cafe
Garage
Workshop
Yard
Car Park
Parking
Bus Stop
Bus Station
Tram Stop
Tram Station
Railway Station
Railway
Tram Track
Footbridge
Viaduct
Level Crossing
Cutting
Embankment
Road Bridge
Road Tunnel
Road
Track
Path
Steps
Gate
Stile
Boundary
Fence
Wall
Hedge
Tree
Woodland
Scrub
Rough Grass
Open Ground
Vacant Land
Derelict Land
Allotment
Playing Field
Sports Ground
Recreation Ground
Park
Garden
Amenity Area
Green Space
Open Space
Water
River
Stream
Canal
Reservoir
Lake
Pond
Spring
Well
Sink
Hole
Quarry
Pit
Mine
Shaft
Adit
Tip
Spoil
Heap
Mound
Bank
Ditch
Drain
Culvert
Sewer
Pipe
Cable
Wire
Line
Post
Pole
Mast
Tower
Pylon
Transformer
Substation
Switch
Meter
Box
Cabinet
Kiosk
Post Box
Telephone Box
Fire Hydrant
Stopcock
Manhole
Cover
Grid
Plate
Sign
Signpost
Milestone
Bollard
Barrier
Gate
Stile
Turnstile
Cattle Grid
Ford

Open Space Review | Natural Space and Countryside Accessibility - 440m distance applied




Key

- Natural Space/Countryside 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:12,860

0 300 600
m

Tameside Metropolitan Borough

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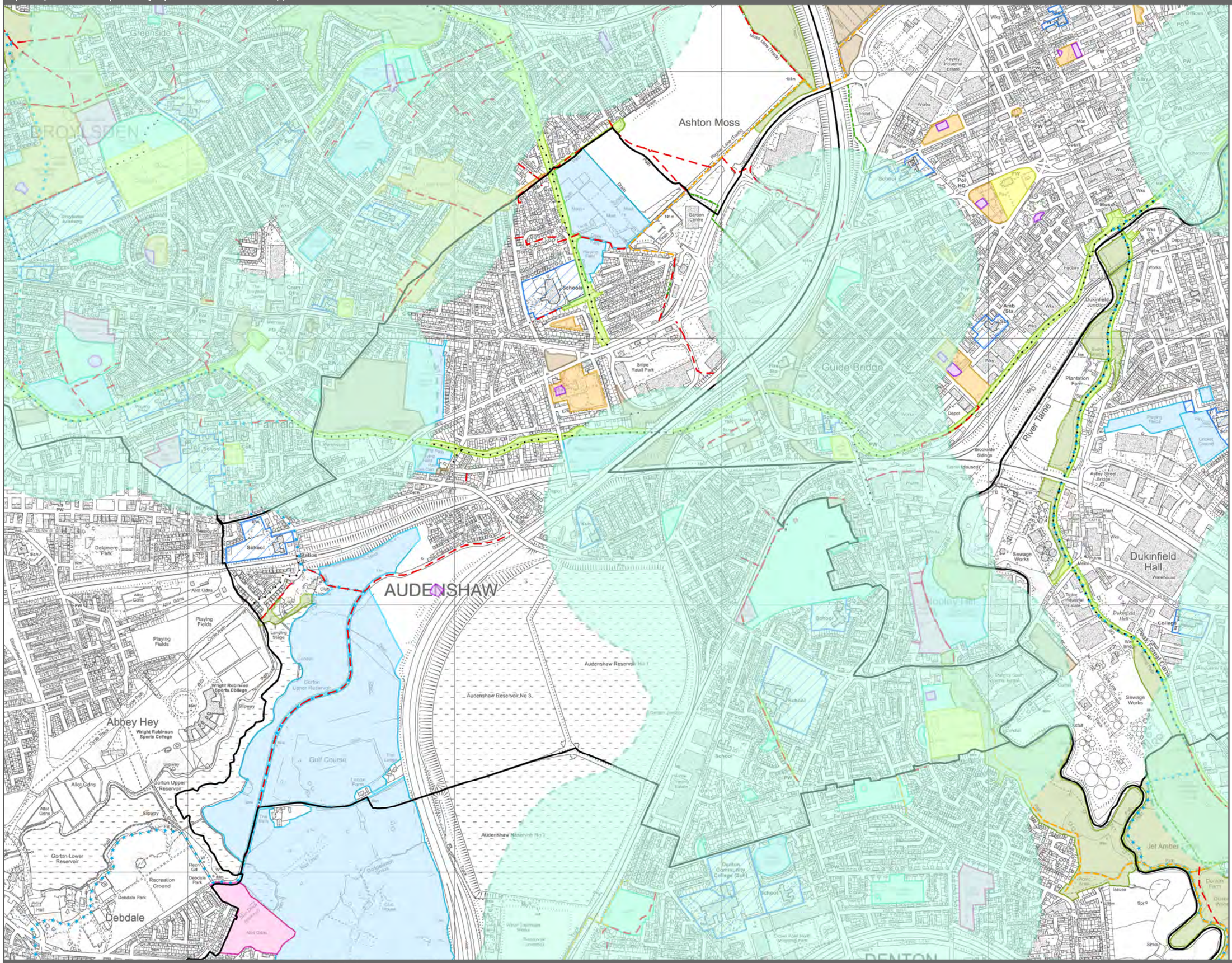
March 2018

Open Space Review | Amenity Space - 440m distance applied




Key

- Amenity Space 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:12,860

0 300 600
m

Tameside Metropolitan Borough

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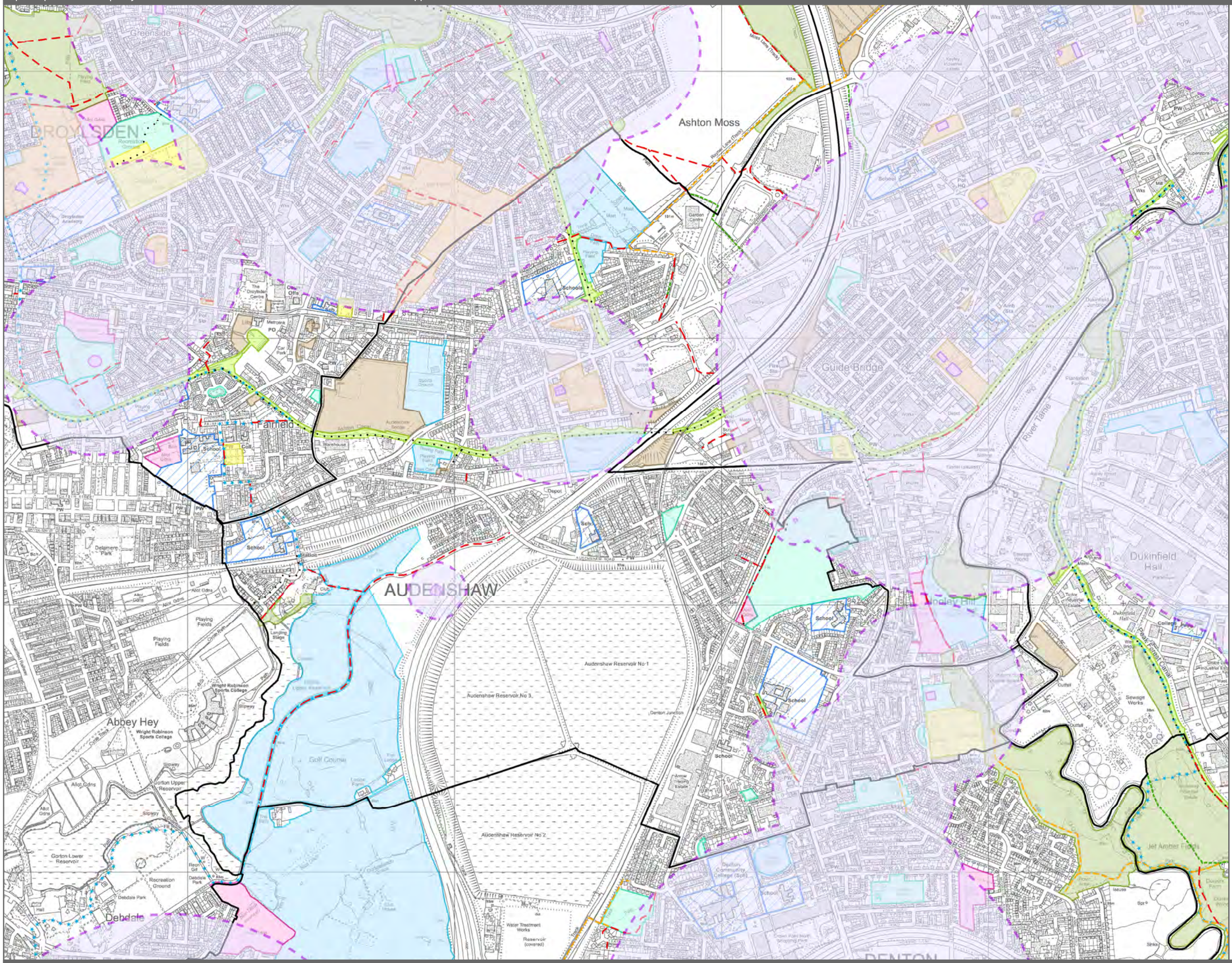
March 2018

Open Space Review | Play Area - 83m LAPs, 330m LEAPs, 825m NEAPs distance applied




Key

- Play Area 83m / 330m / 825m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:12,860

0 300 600
m

Tameside Metropolitan Borough

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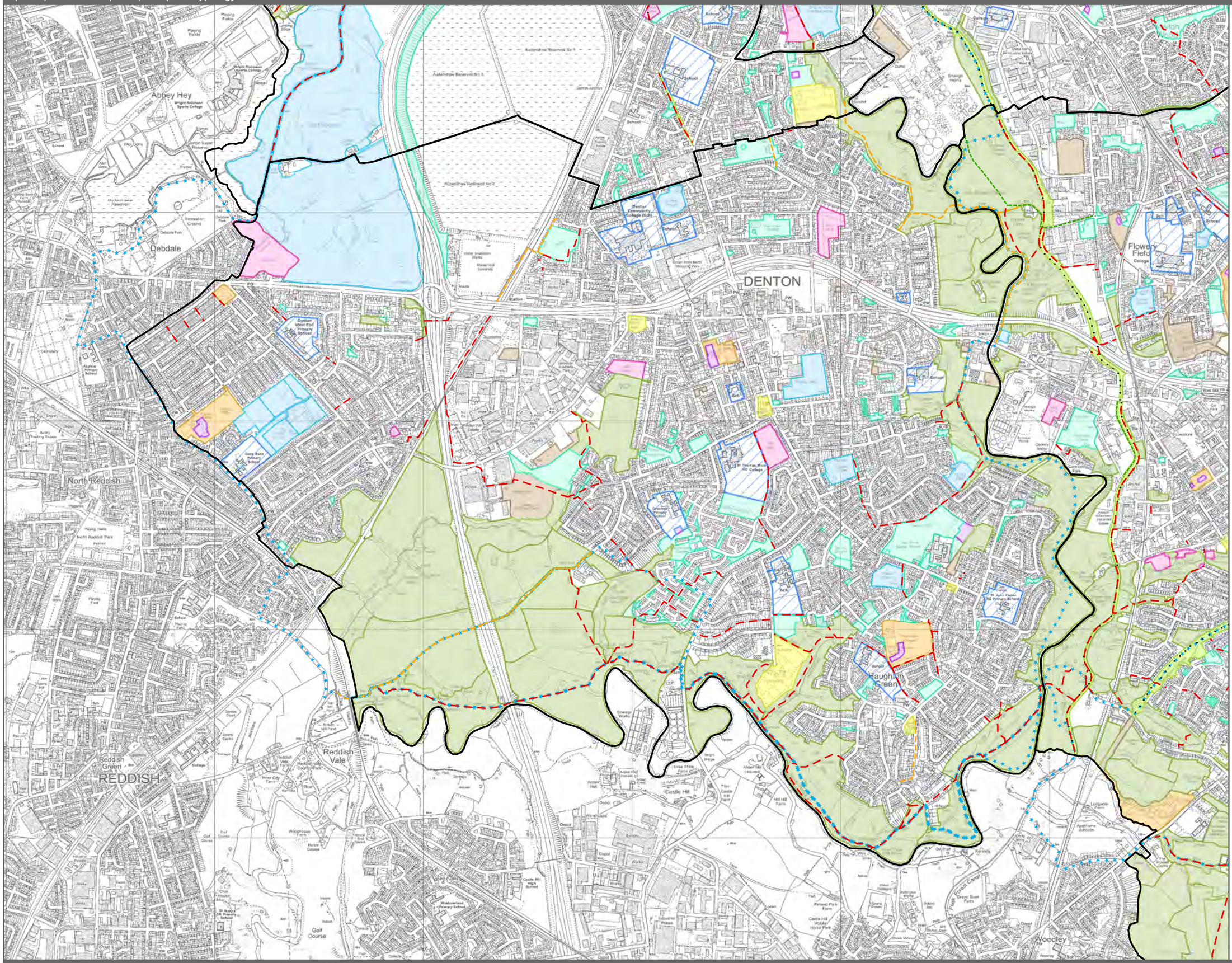
March 2018

Denton

Open Space Review | All Open Space Typology




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Open Space All Typology

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Allotment
- Cemetery / Churchyard
- Green Corridor
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:16,450

0 390 780
m

Tameside Metropolitan Borough

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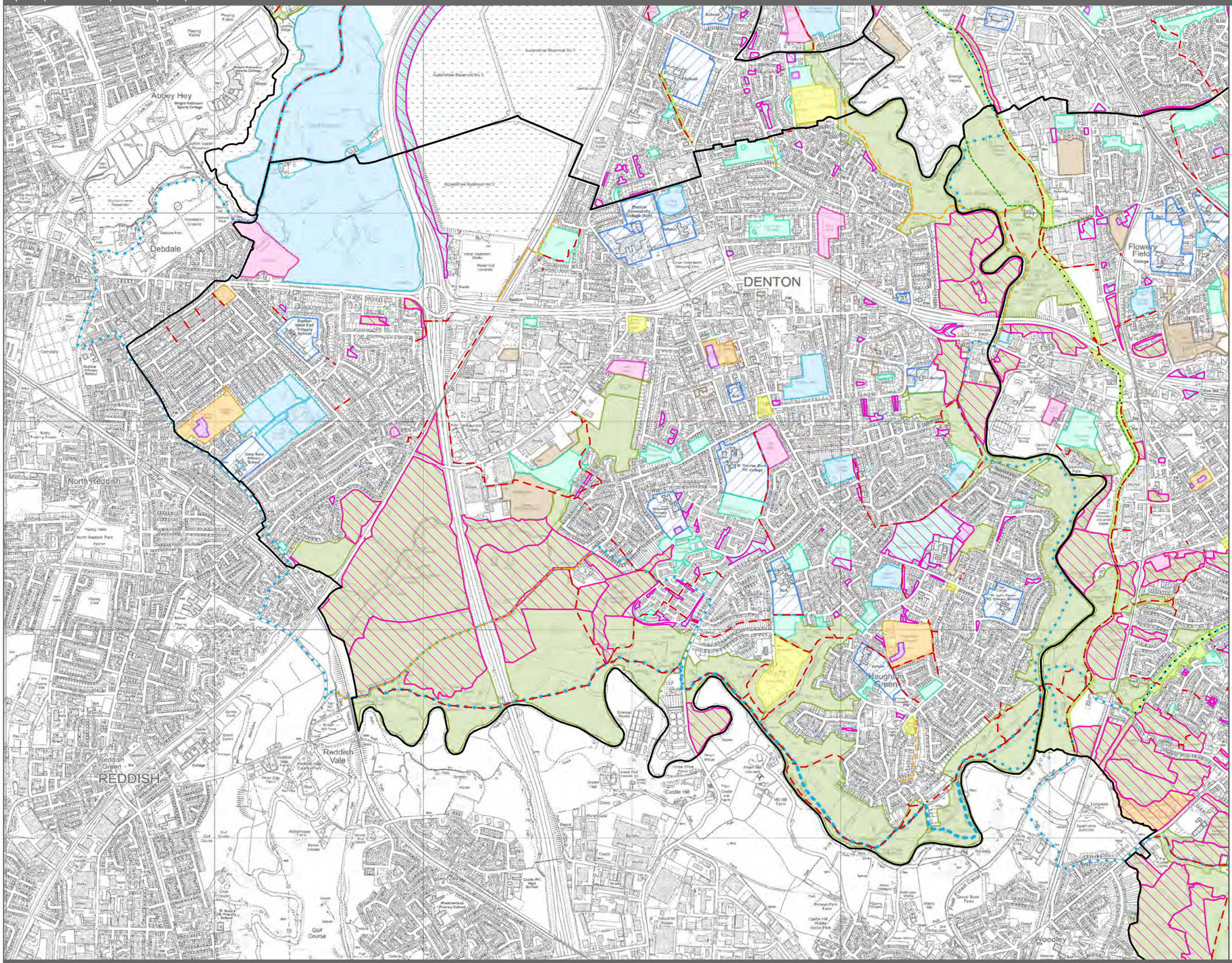
March 2018

Open Space Review | Public Open Space - Discounted Sites




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths
- Public Open Space Discounted

Public Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:16,450

0 390 780
m

Tameside Metropolitan Borough

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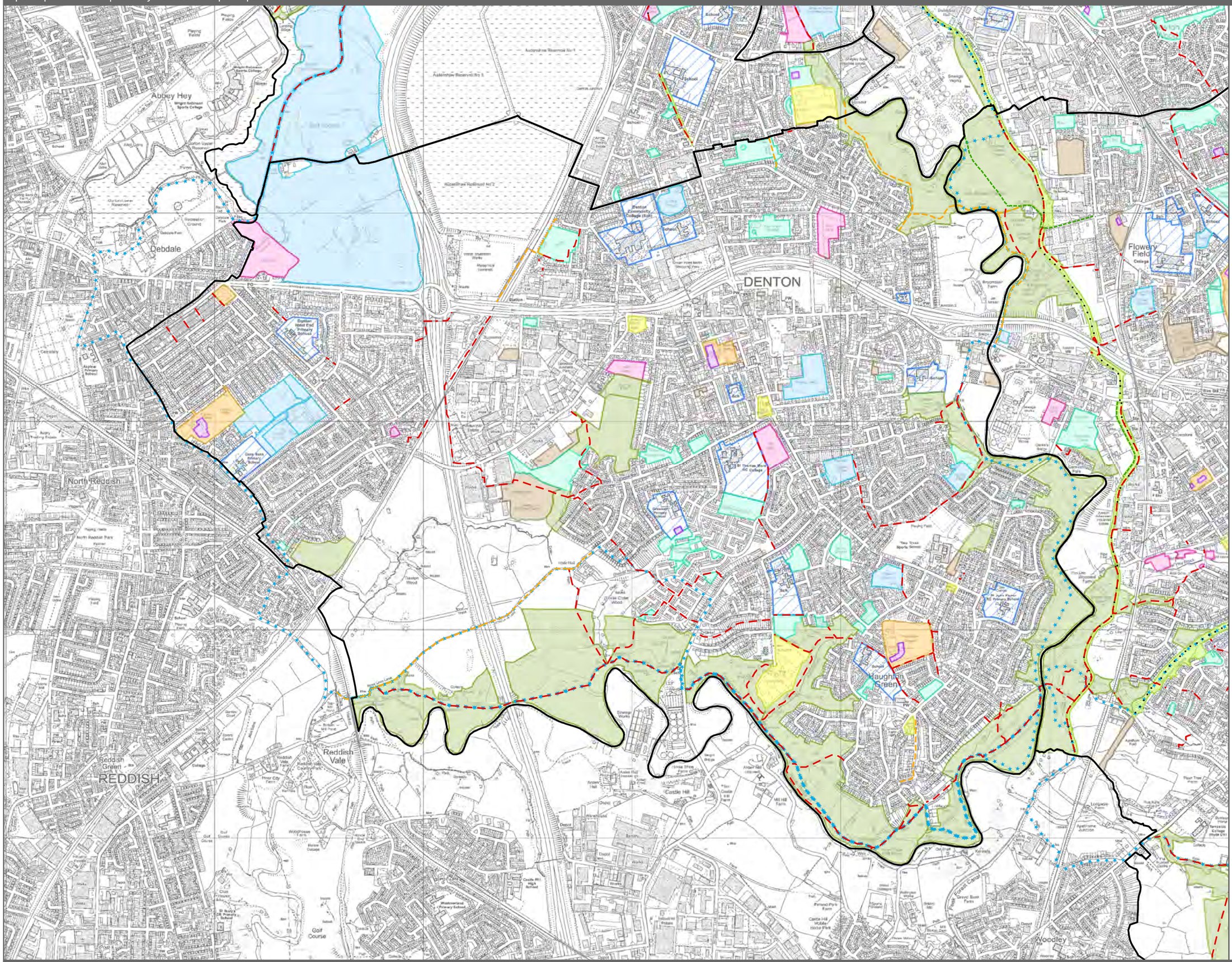
March 2018




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:16,450

0 390 780
m

Tameside Metropolitan Borough

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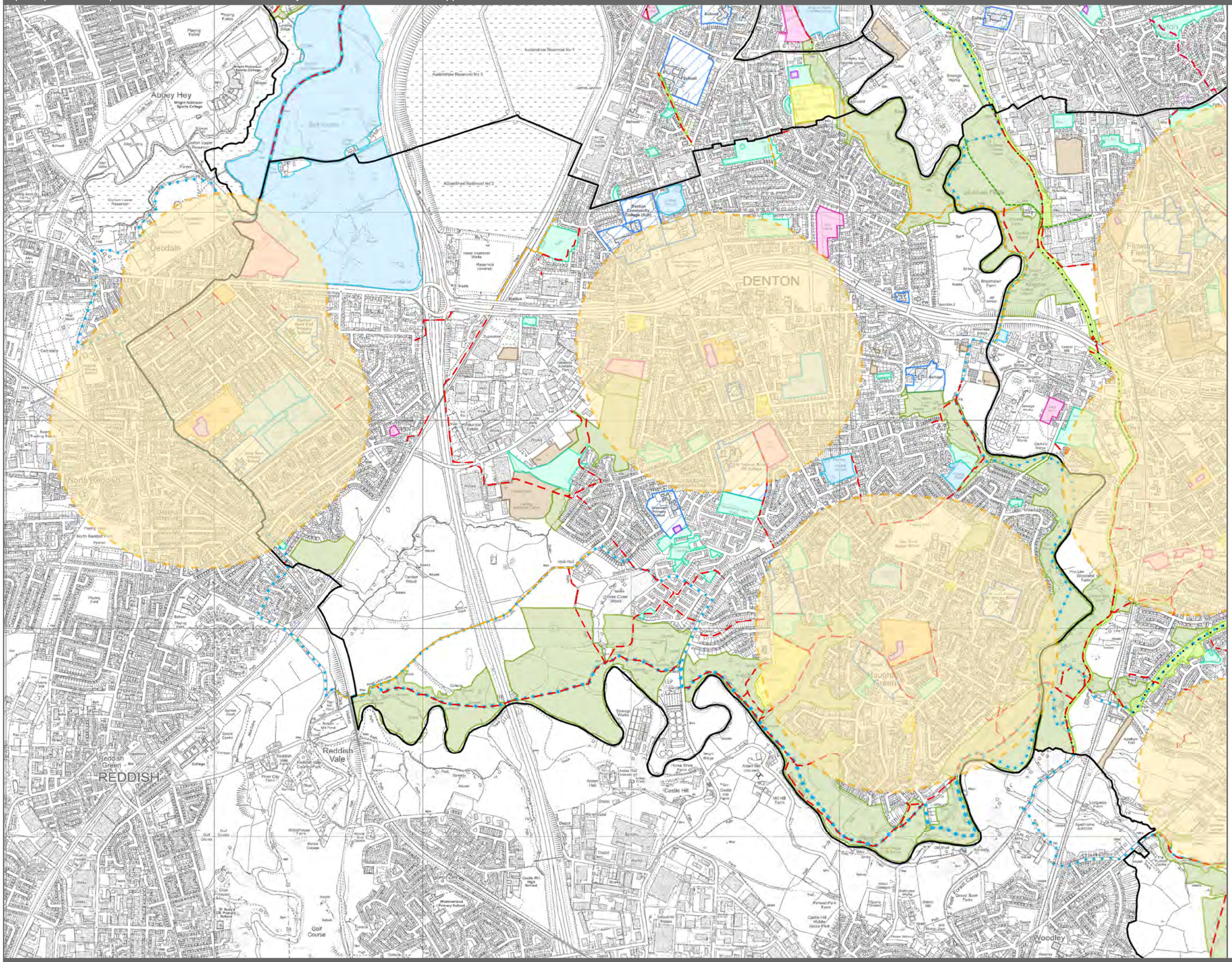
Open Space Review | Parks and Formal Garden Accessibility - 600m and 440m distances applied




Key

- Parks/Garden 600m / 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:16,450

0 390 780
m

Tameside Metropolitan Borough

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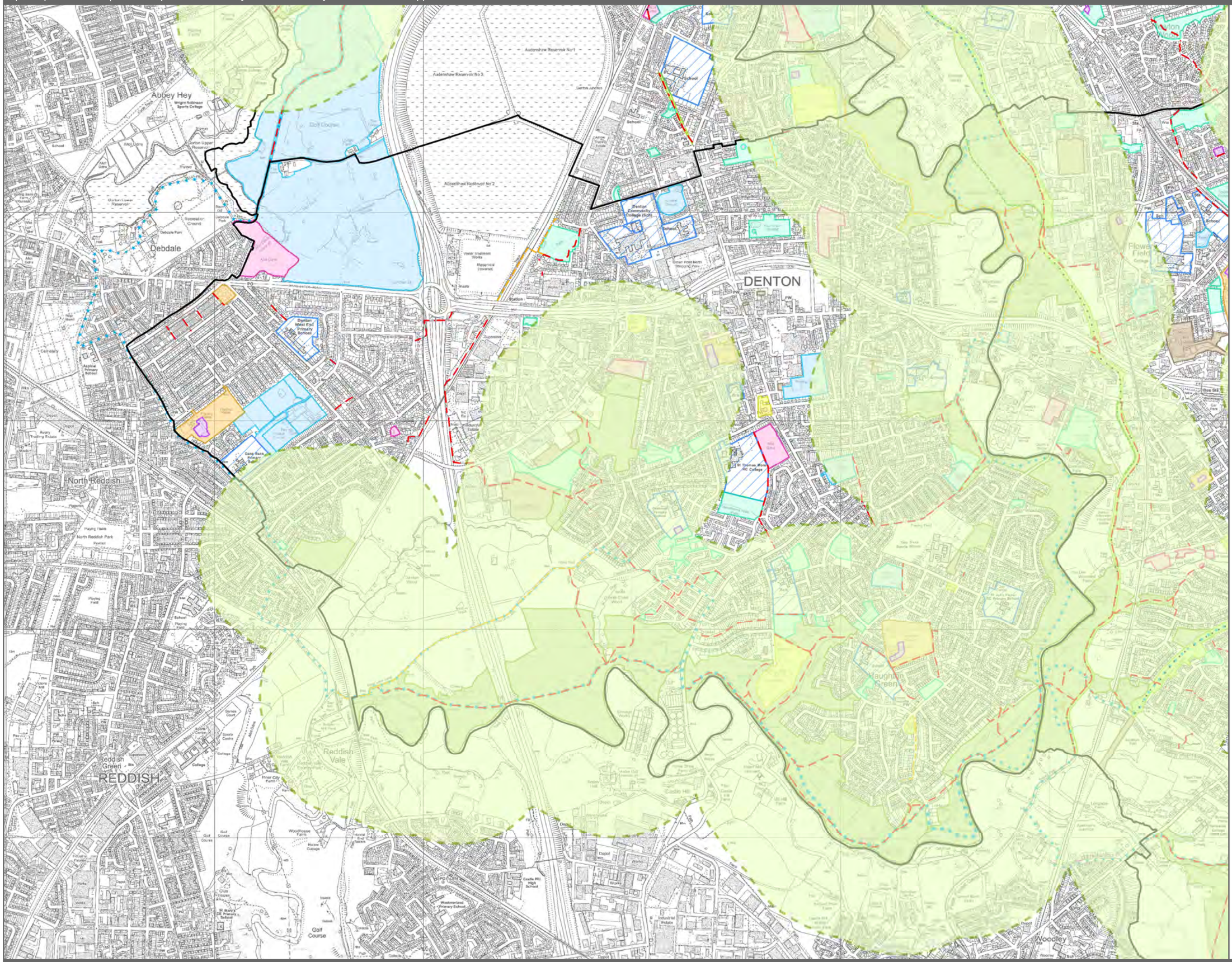
March 2018

Open Space Review | Natural Space and Countryside Accessibility - 440m distance applied




Key

- Natural Space/Countryside 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:16,450

0 390 780
m

Tameside Metropolitan Borough

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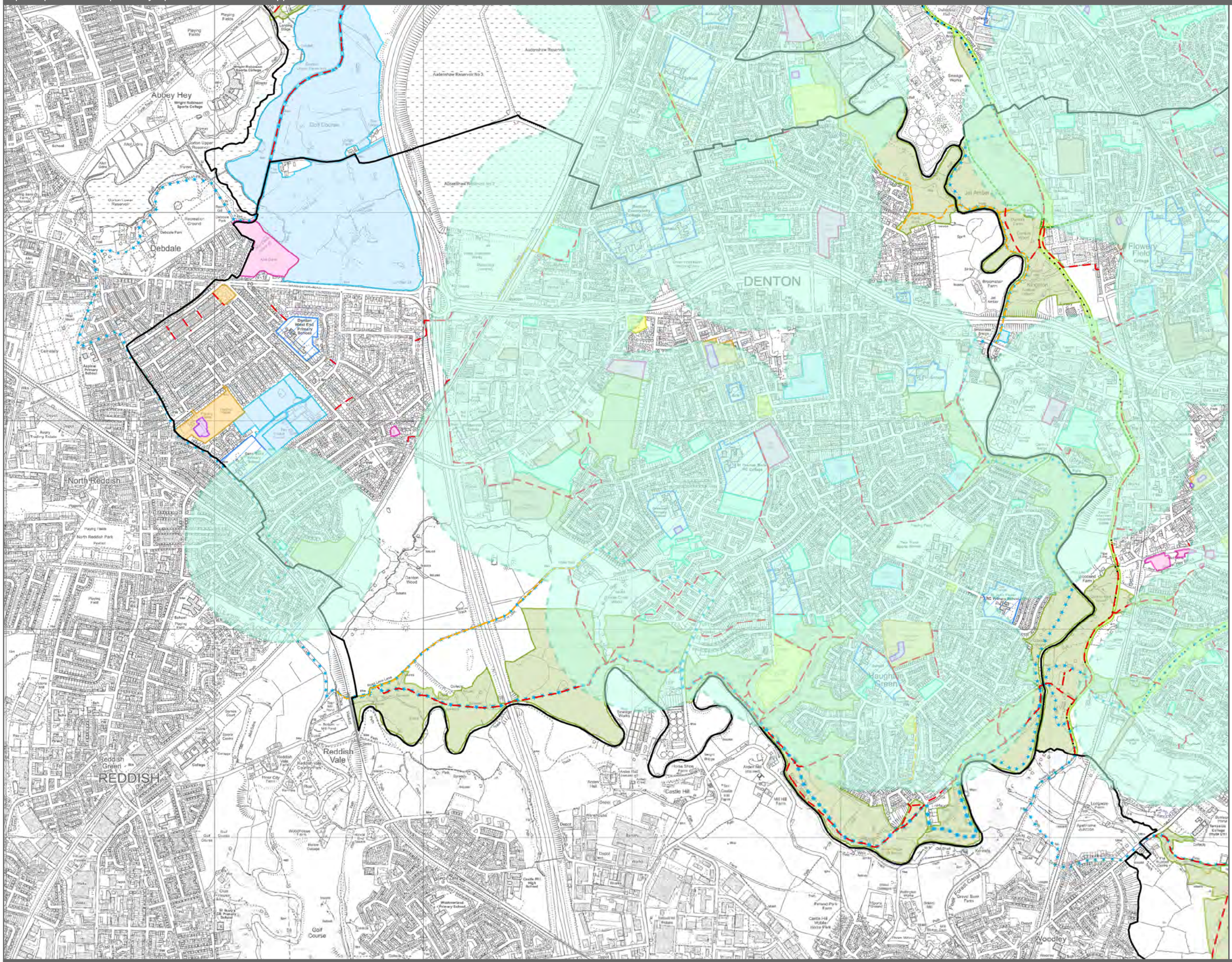
March 2018

Open Space Review | Amenity Space - 440m distance applied




Key

- Amenity Space 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:16,450

0 390 780
m

Tameside Metropolitan Borough

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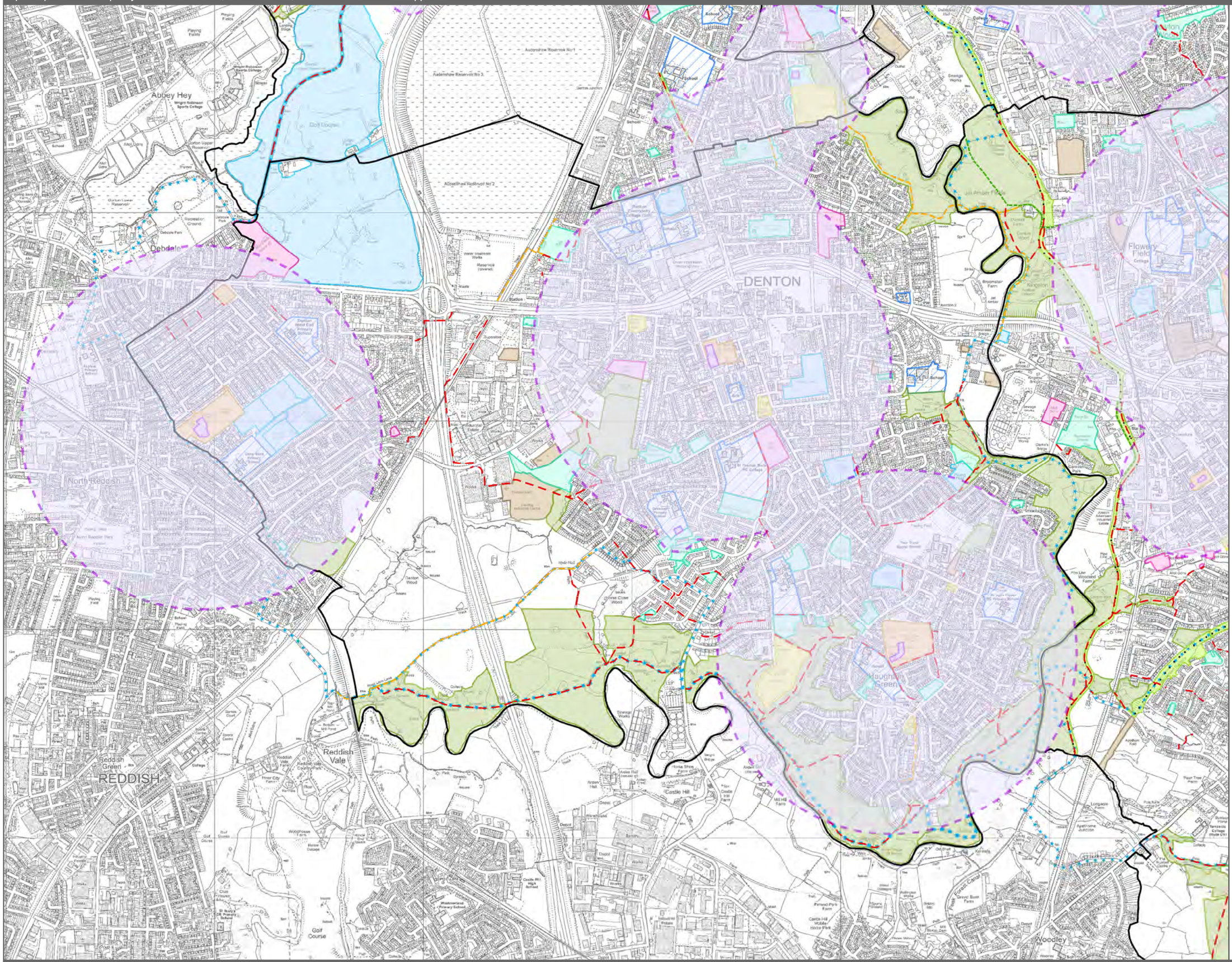
March 2018

Open Space Review | Play Area - 83m LAPs, 330m LEAPs, 825m NEAPs distance applied




Key

- Play Area 83m / 330m / 825m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:16,450

0 390 780
m

Tameside Metropolitan Borough

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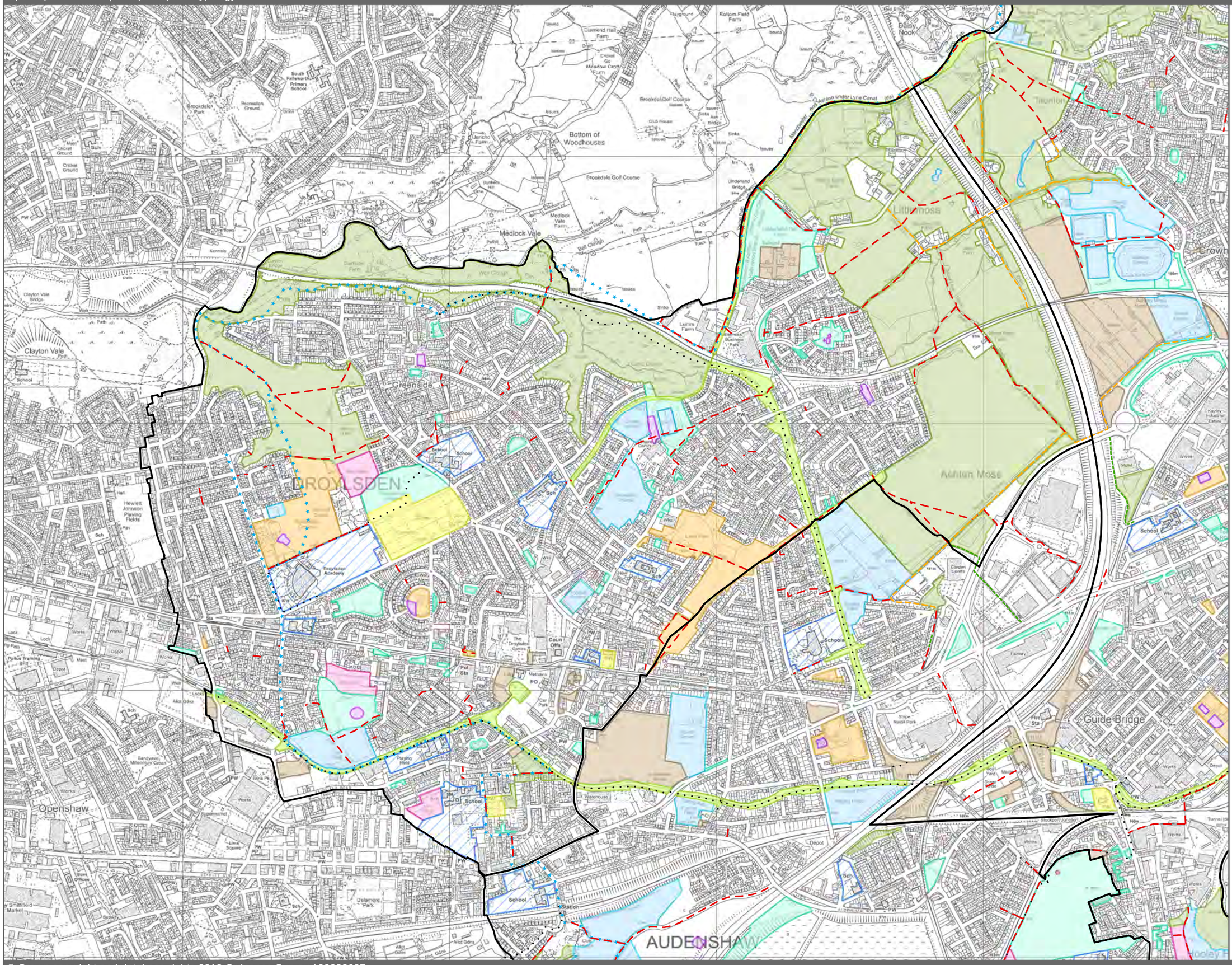
March 2018

Droylsden




## Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Open Space All Typology

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Allotment
- Cemetery / Churchyard
- Green Corridor
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:12,860

0 300 600
m

Tameside Metropolitan Borough

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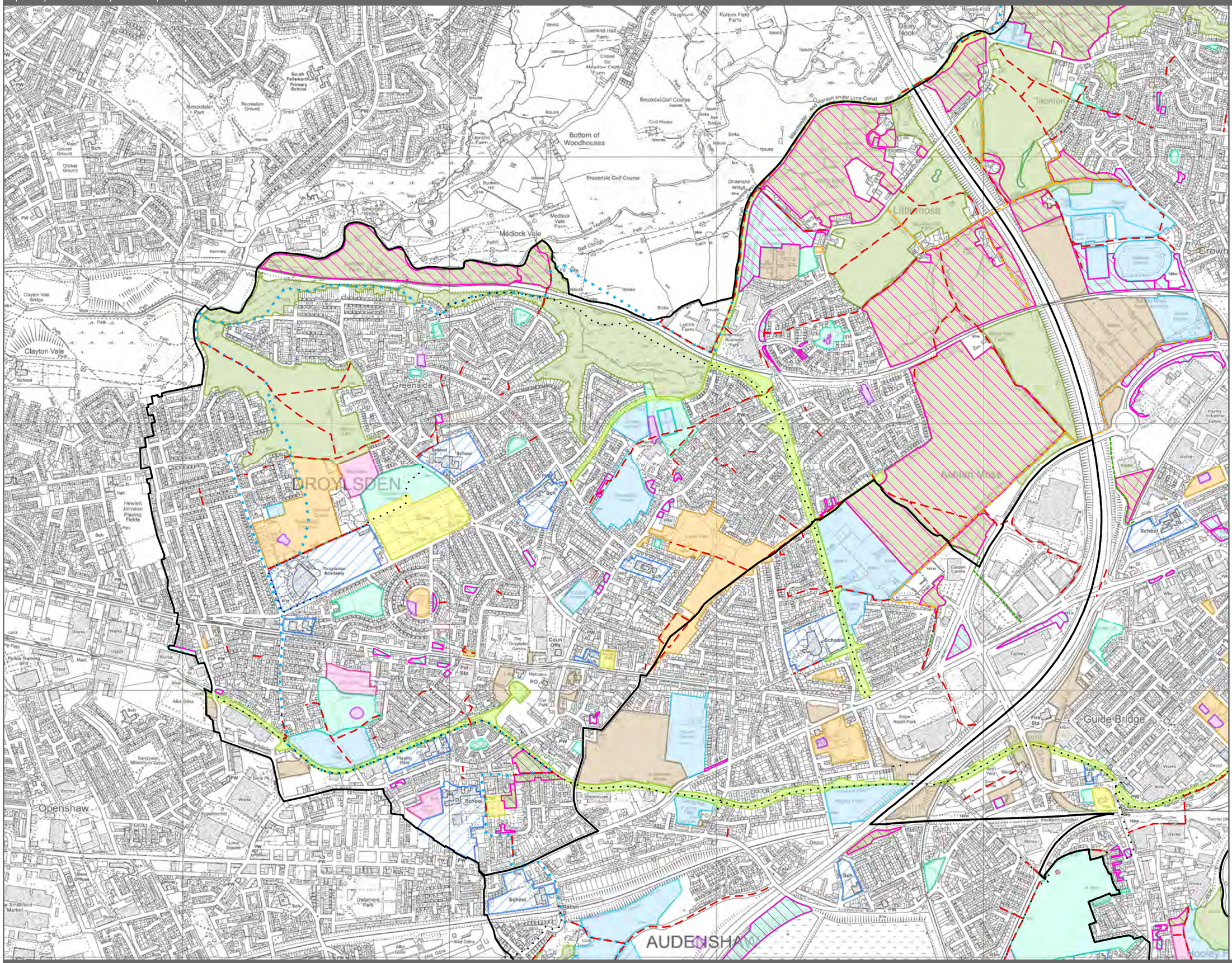
Open Space Review | Public Open Space - Discounted Sites




Key

- Township
- Rights of Way
  - Footpath
  - Bridleway
  - Byway
  - Other Off Road Routes
  - Other Promoted Paths
  - Public Open Space Discounted
- Public Open Space
  - Parks / Formal Garden
  - Natural Space / Countryside
  - Amenity Space
  - Play Area
  - Cemetery / Churchyard
  - Green Corridor
- Other Open Space
  - Allotment
  - Outdoor Sport / Recreation
  - School
  - Derelict Land

Tameside Metropolitan Borough

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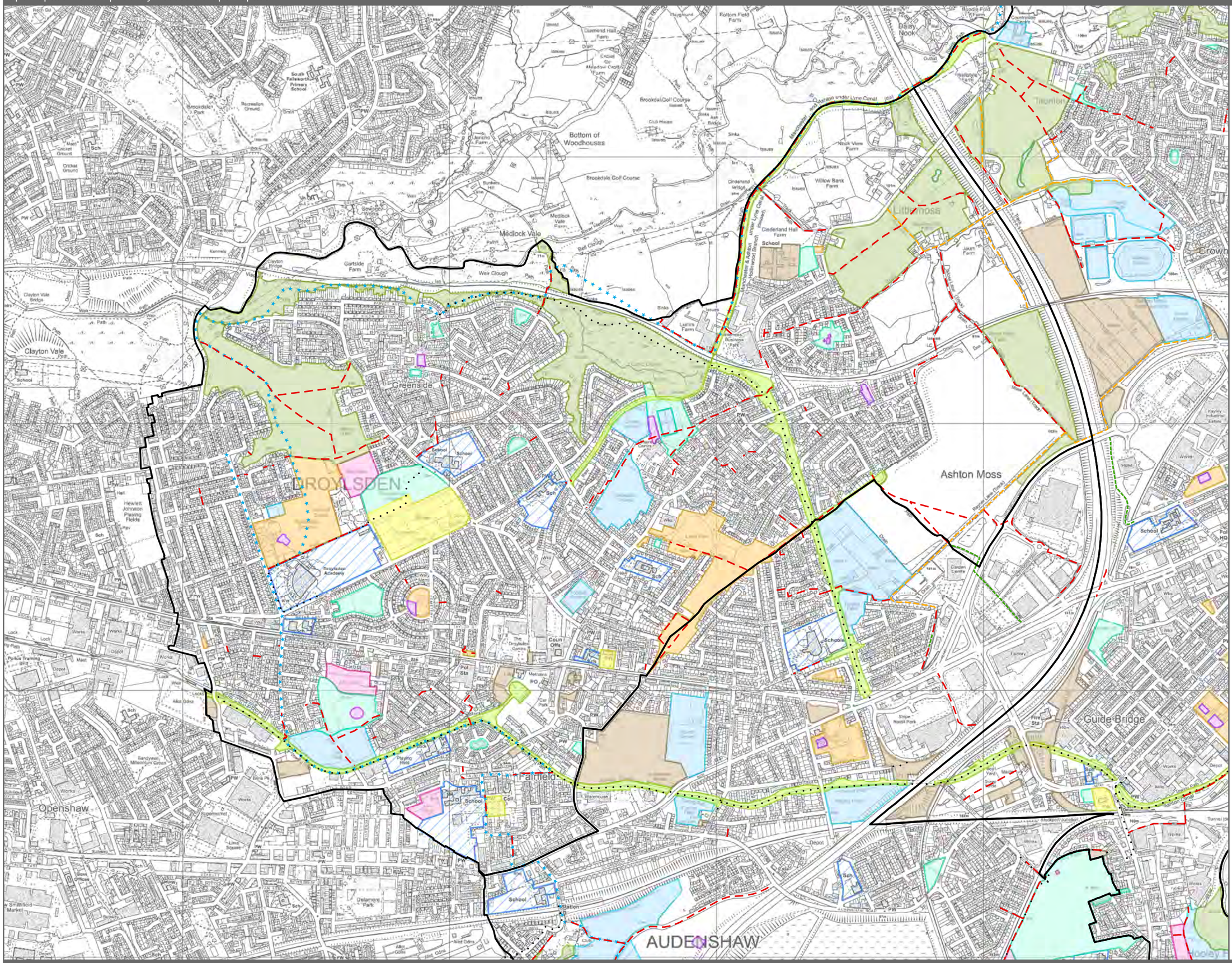


## Key

- Township

**Rights of Way**

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

**Publicly Accessible Open Space**

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

**Other Open Space**

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:12,860

0 300 600
m

Tameside Metropolitan Borough

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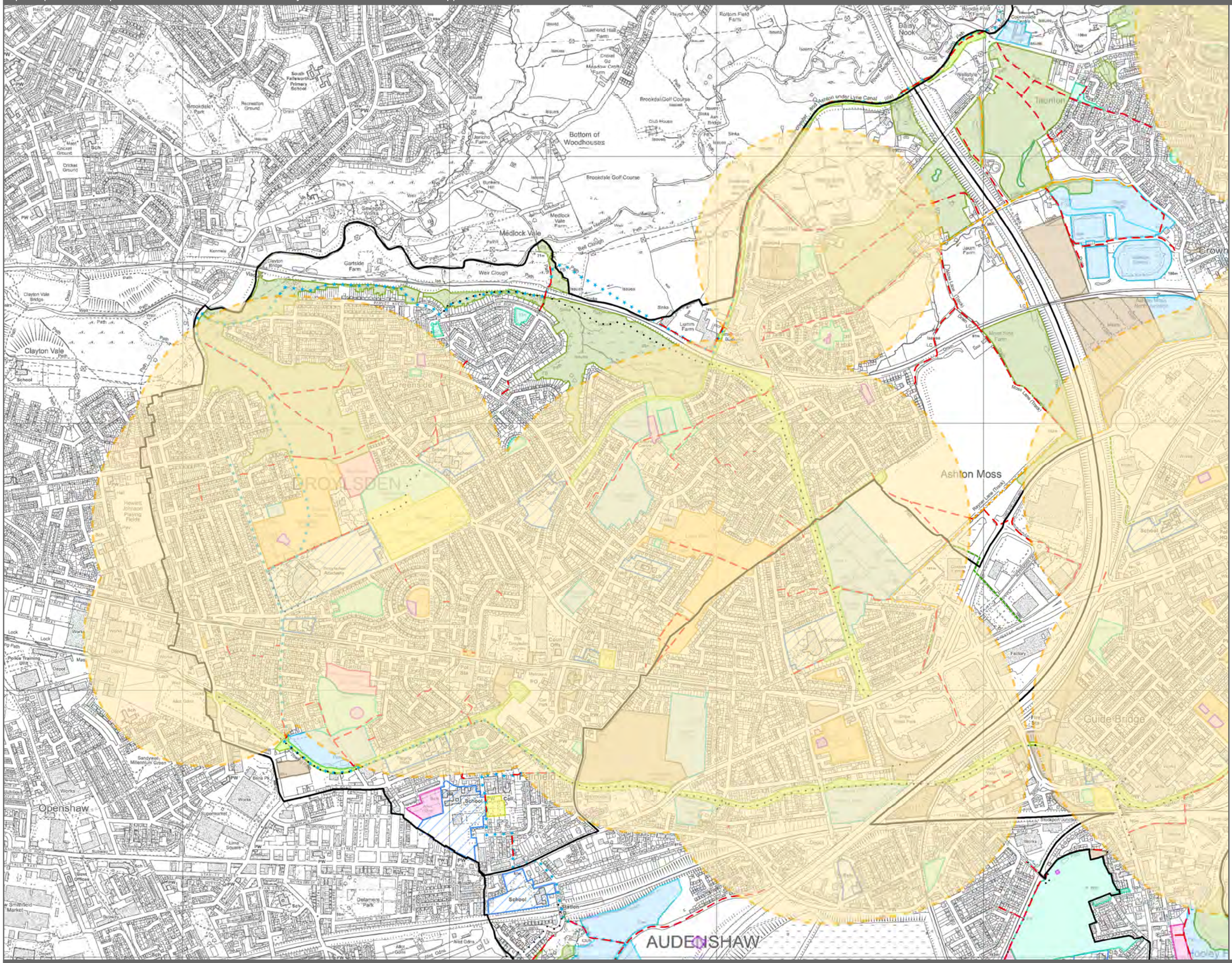
Open Space Review | Parks and Formal Garden Accessibility - 600m and 440m distances applied




Key

- Parks/Garden 600m / 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:12,860

0 300 600
m

Tameside Metropolitan Borough

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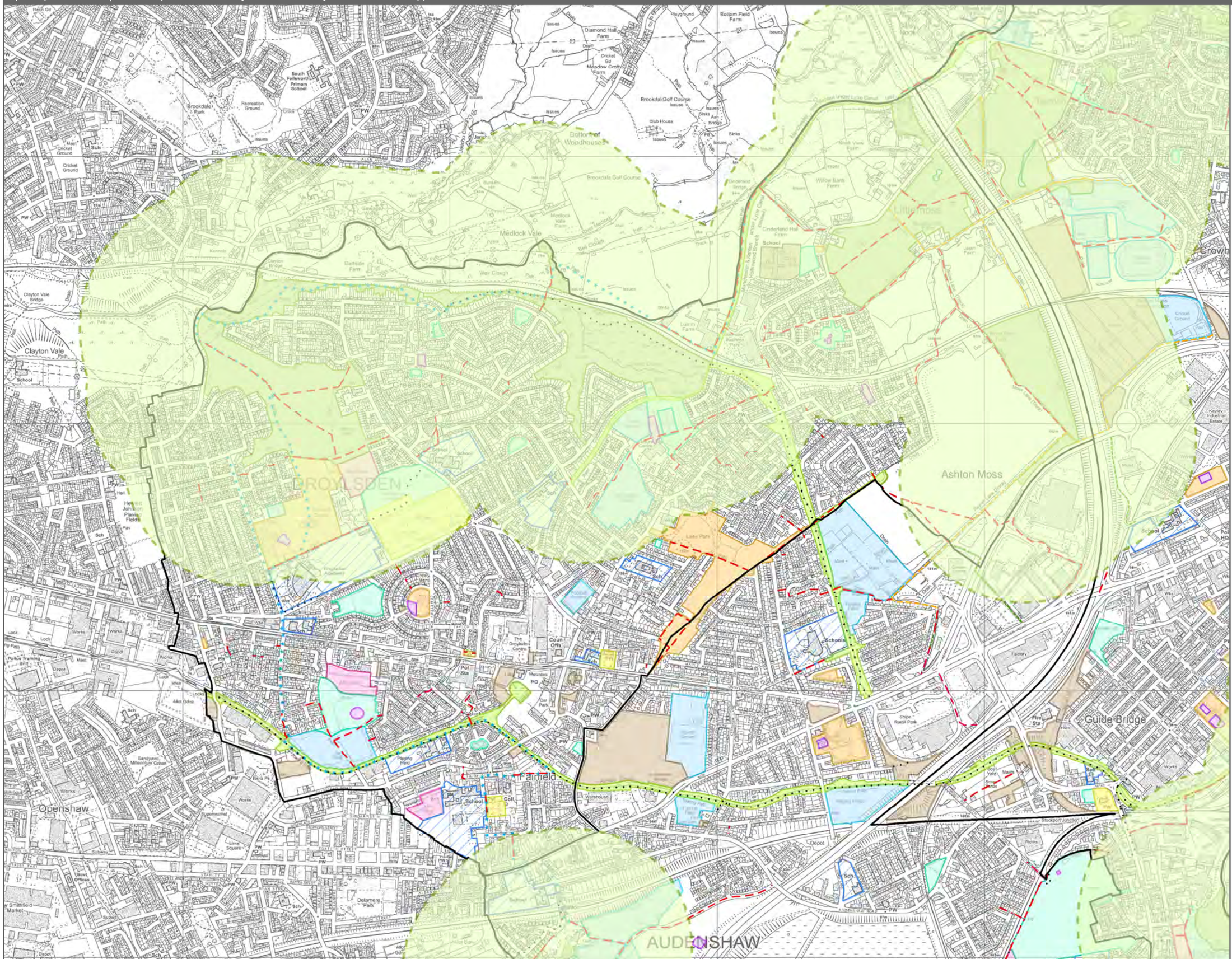
March 2018

Open Space Review | Natural Space and Countryside Accessibility - 440m distance applied




Key

- Natural Space/Countryside 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:12,860

0 300 600
m

Tameside Metropolitan Borough

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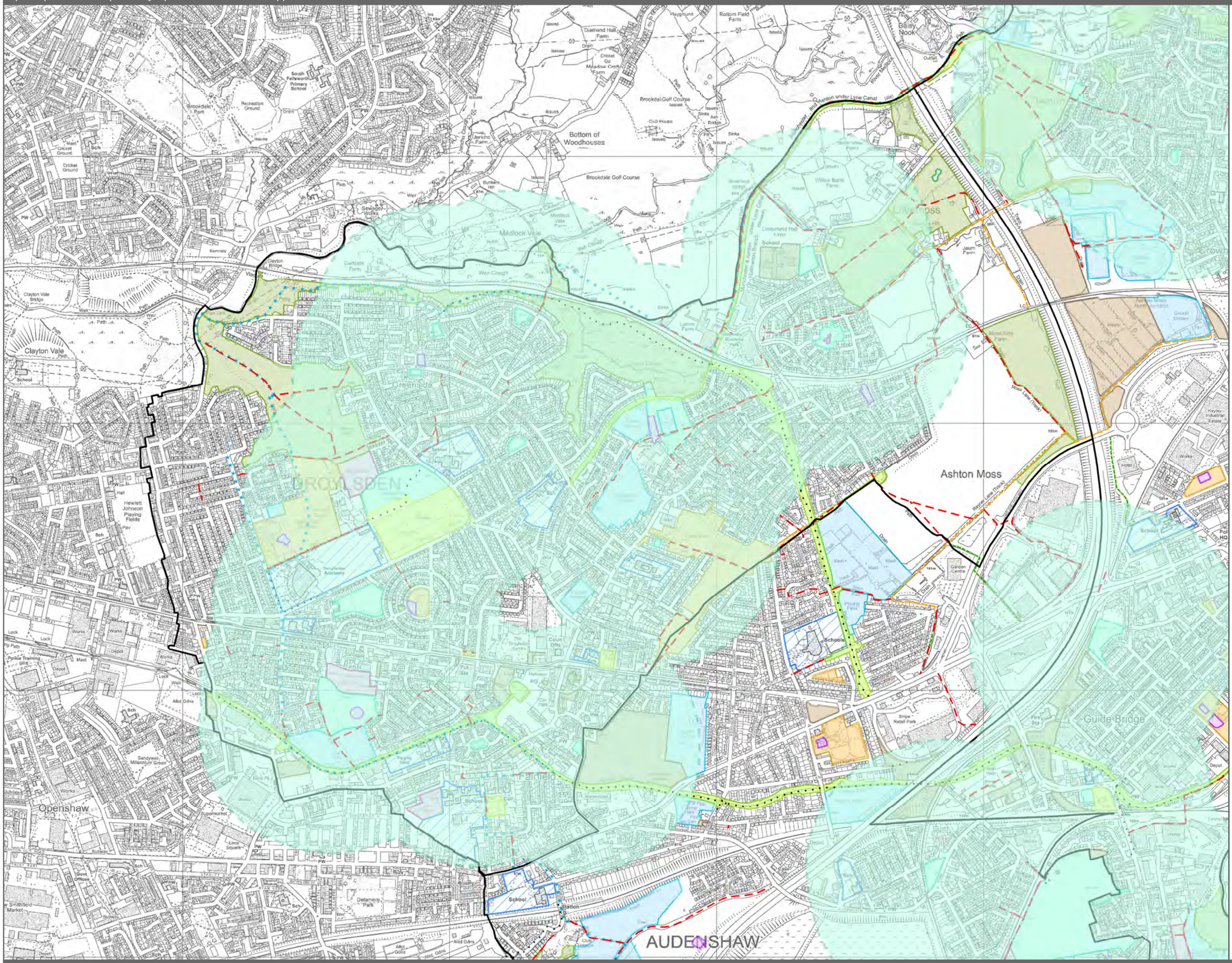
March 2018

Open Space Review | Amenity Space - 440m distance applied




Key

- Amenity Space 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:12,860

0 300 600
m

Tameside Metropolitan Borough

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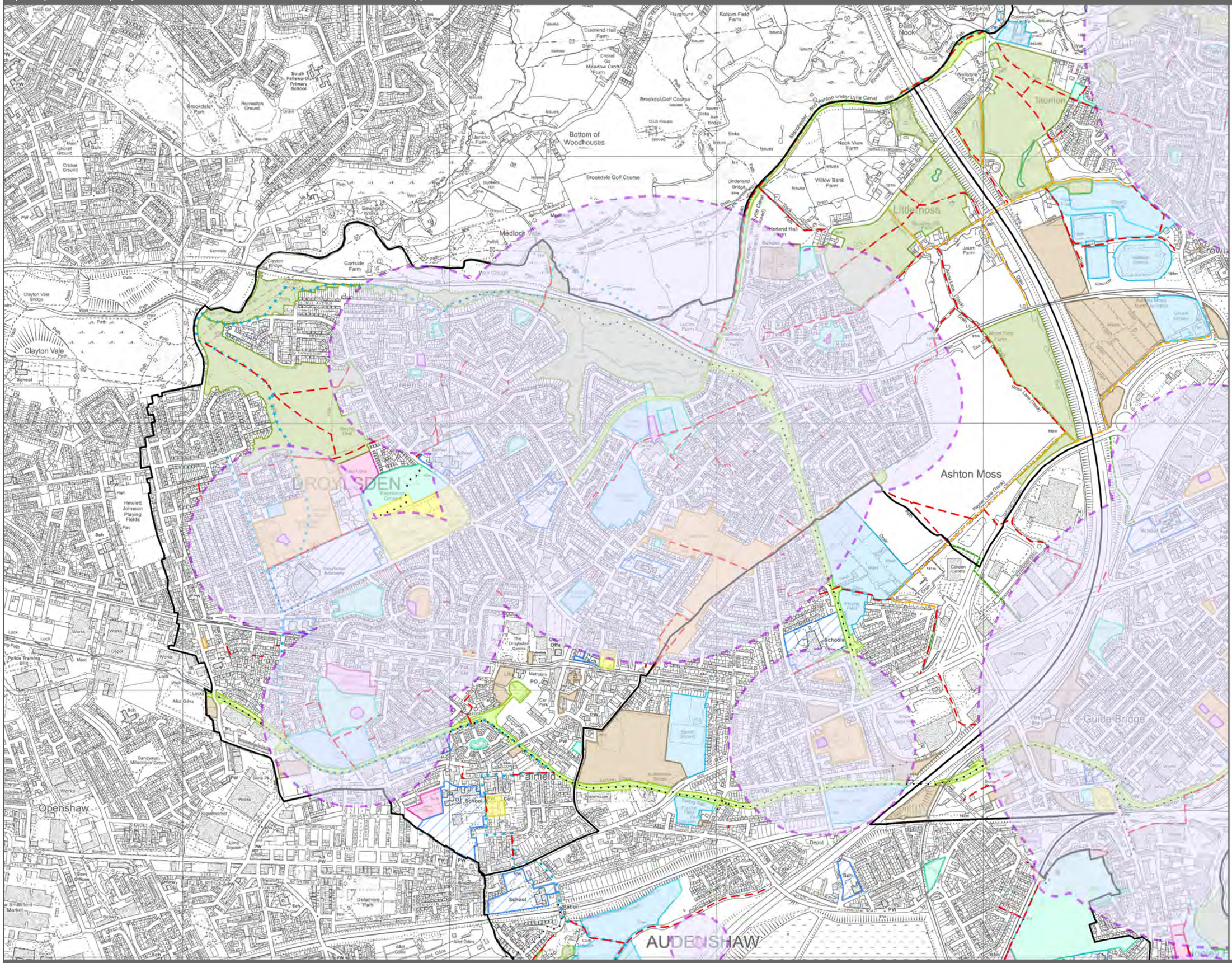
March 2018

Open Space Review | Play Area - 83m LAPs, 330m LEAPs, 825m NEAPs distance applied




Key

- Play Area 83m / 330m / 825m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Metropolitan Borough

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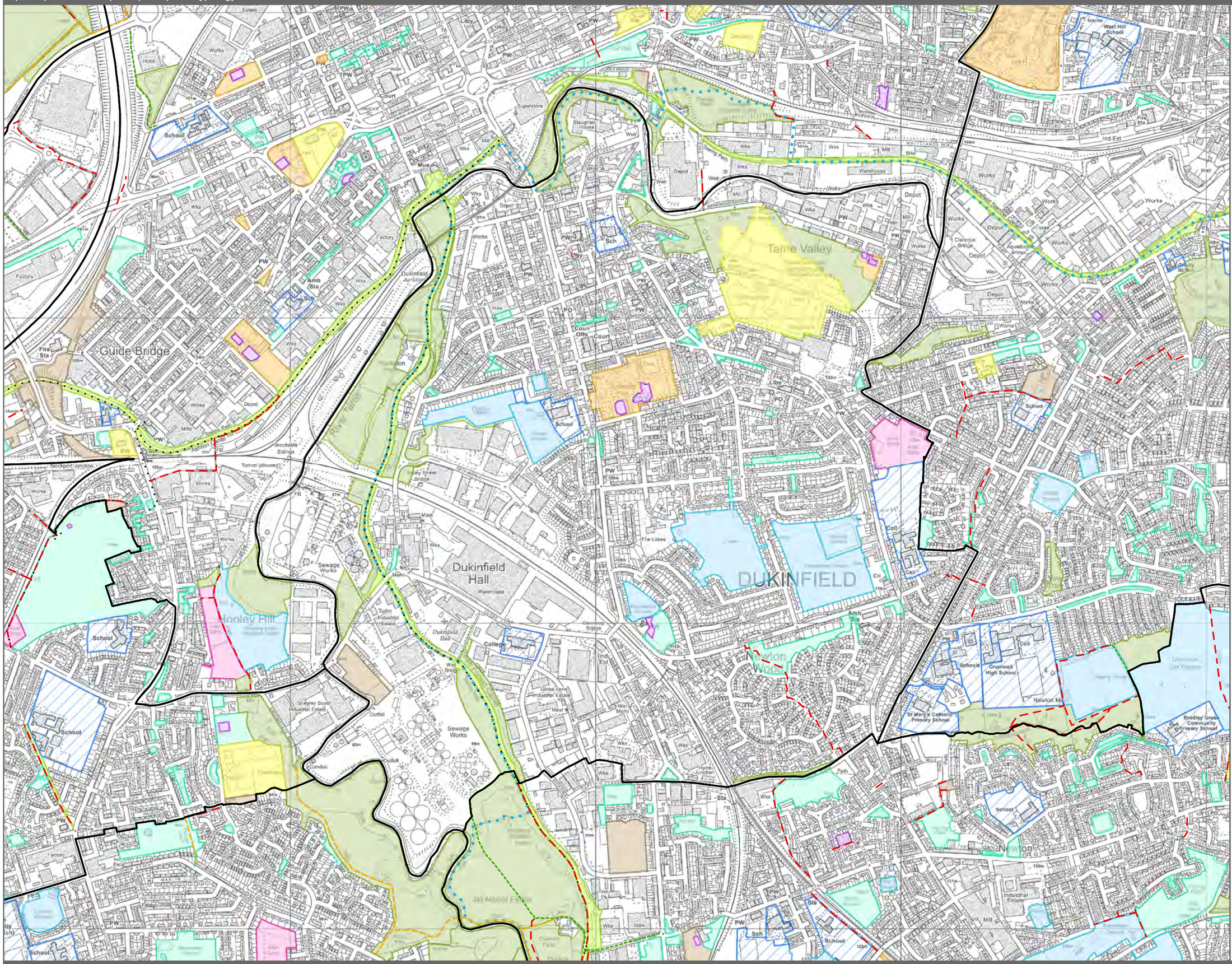
March 2018

Dukinfield




## Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Open Space All Typology

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Allotment
- Cemetery / Churchyard
- Green Corridor
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:11,250

0 260 520
m

Tameside Metropolitan Borough

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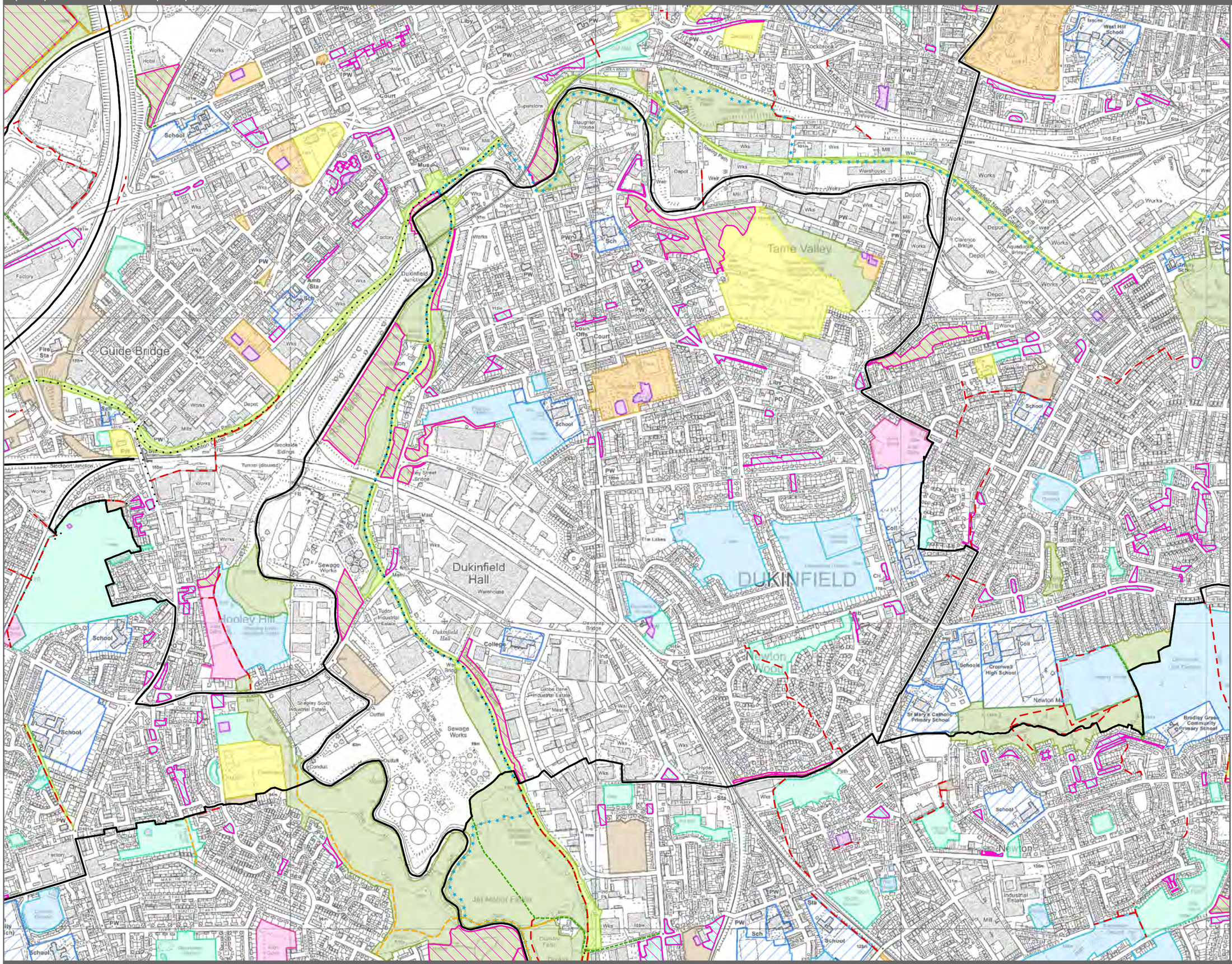


## Key

- Township

**Rights of Way**

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths
- Public Open Space Discounted

**Public Open Space**

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

**Other Open Space**

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:11,250

0 260 520
m

Tameside Metropolitan Borough

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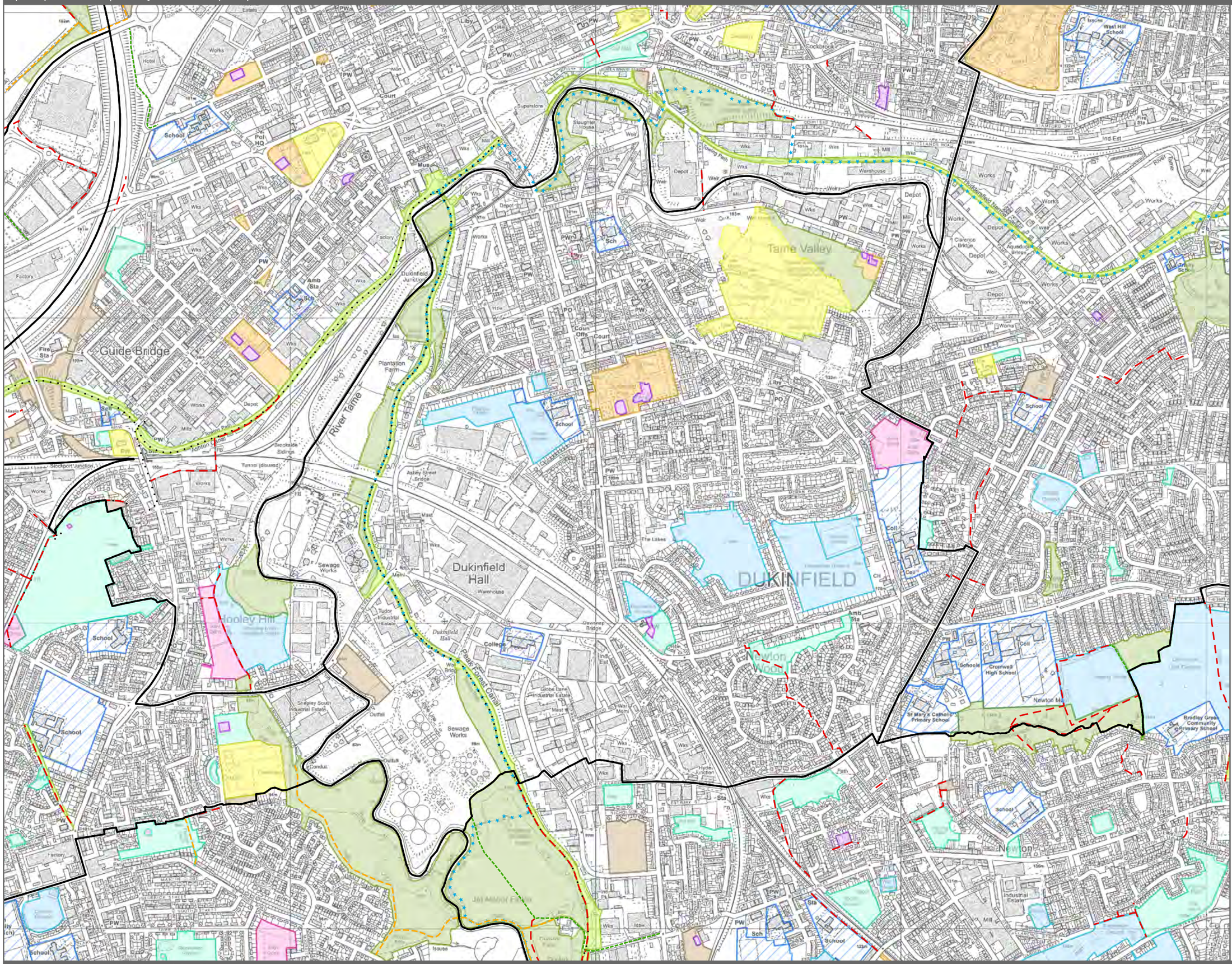


Key

Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:11,250

0 260 520
m

Tameside Metropolitan Borough

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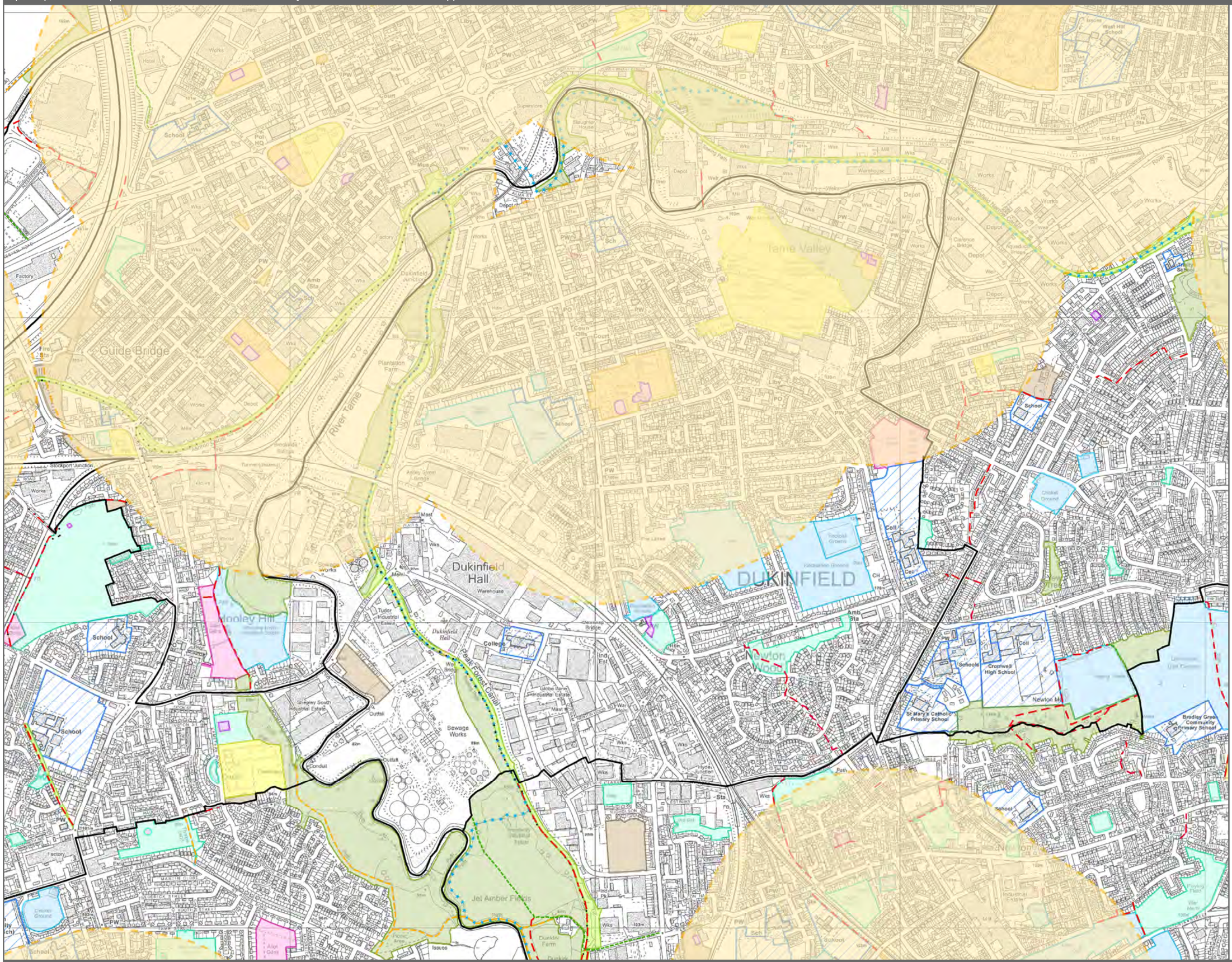
Open Space Review | Parks and Formal Garden Accessibility - 600m and 440m distances applied




Key

- Parks/Garden 600m / 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
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- Amenity Space
- Play Area
- Cemetery / Churchyard
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Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
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Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:11,250

0 260 520
m

Tameside Metropolitan Borough

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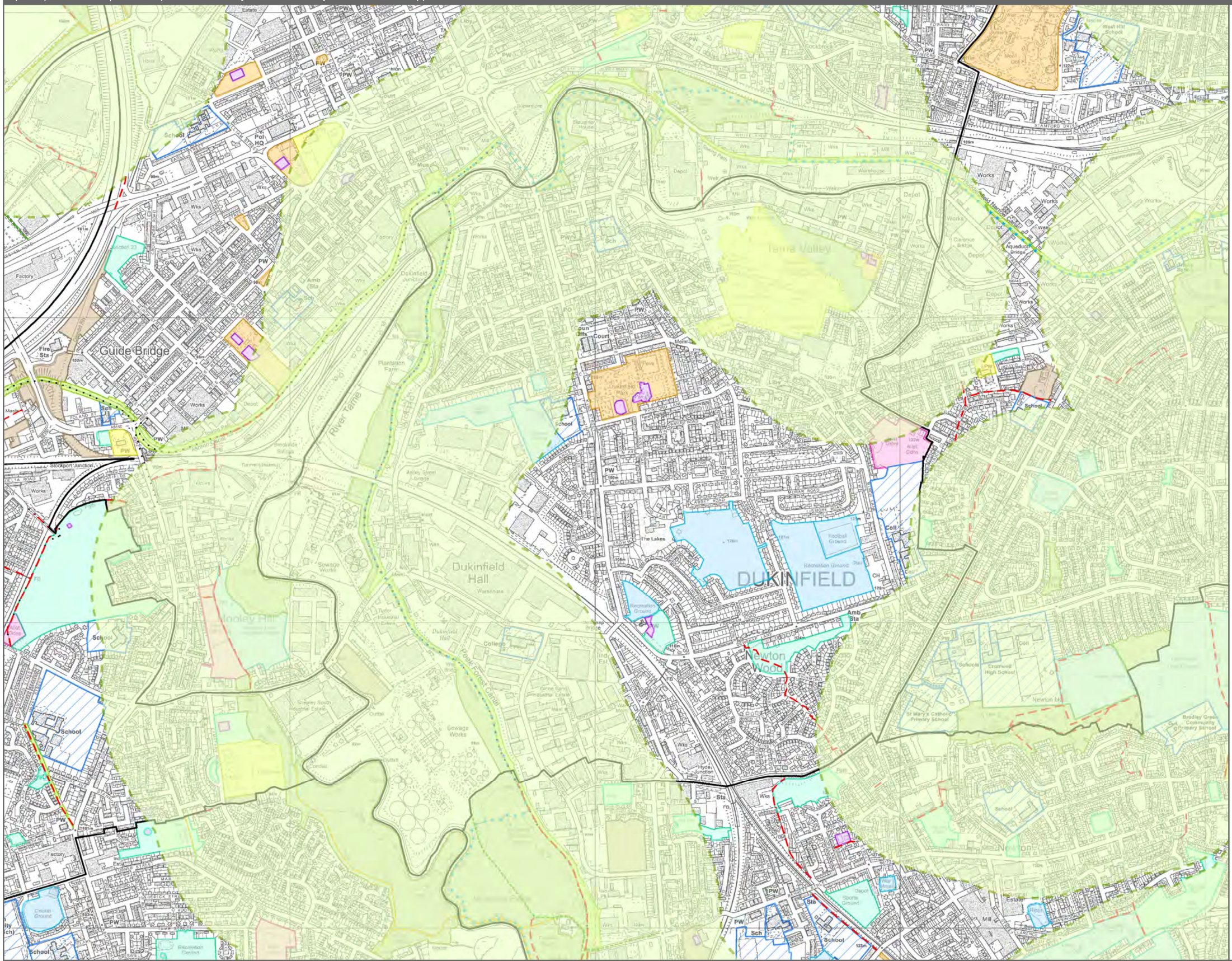
March 2018

Open Space Review | Natural Space and Countryside Accessibility - 440m distance applied




Key

- Natural Space/Countryside 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
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Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

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0 260 520
m

Tameside Metropolitan Borough

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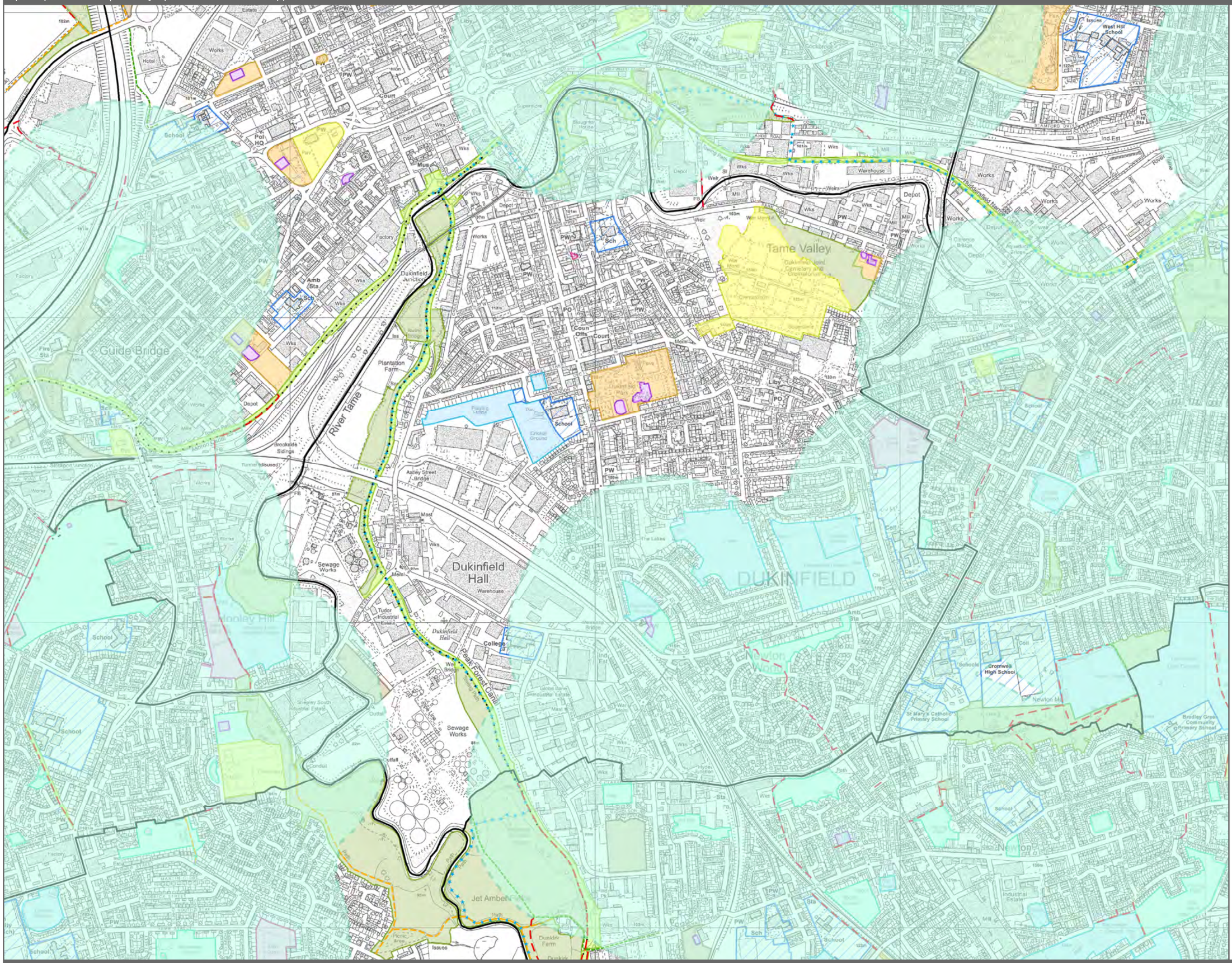
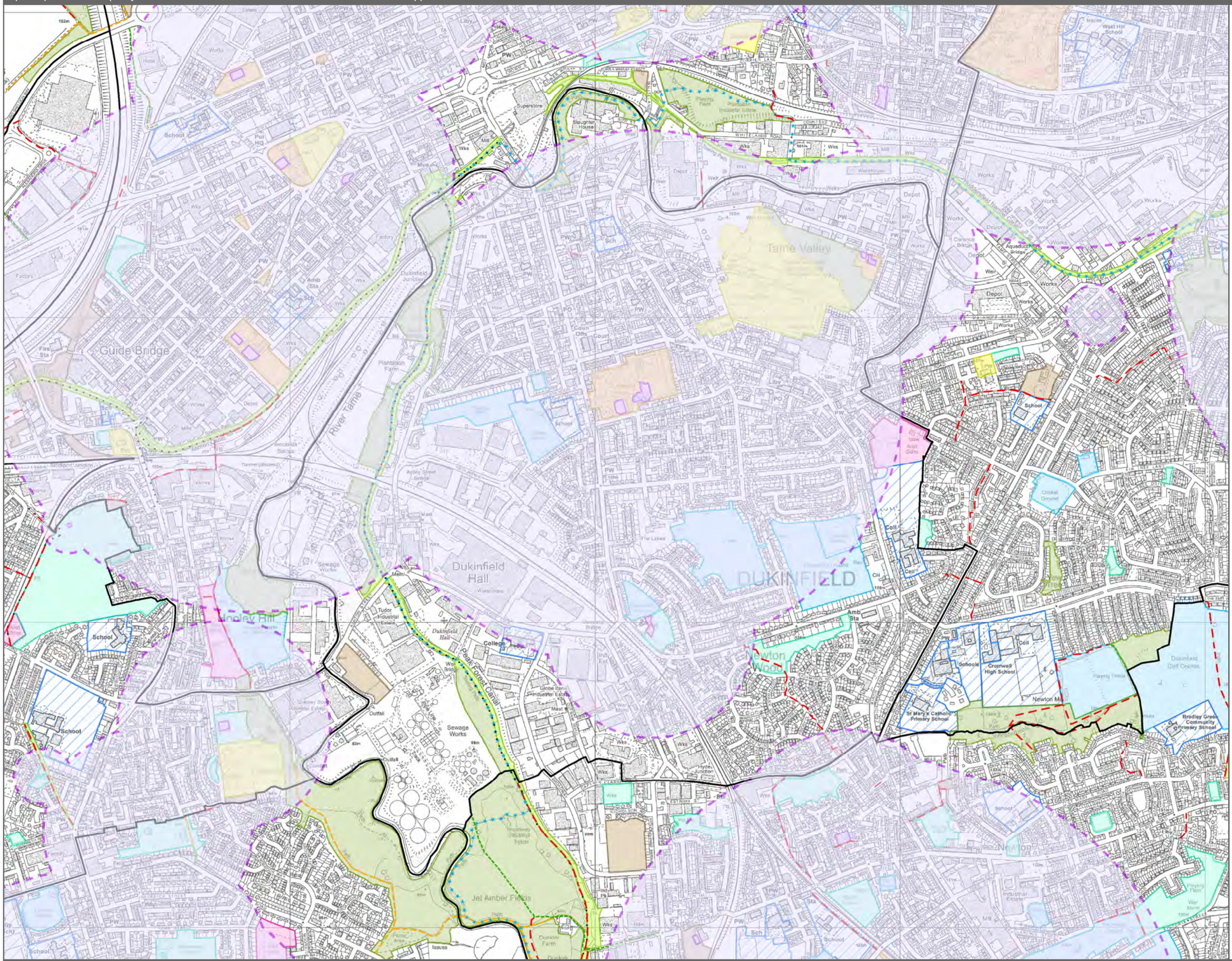
March 2018

Open Space Review | Amenity Space - 440m distance applied

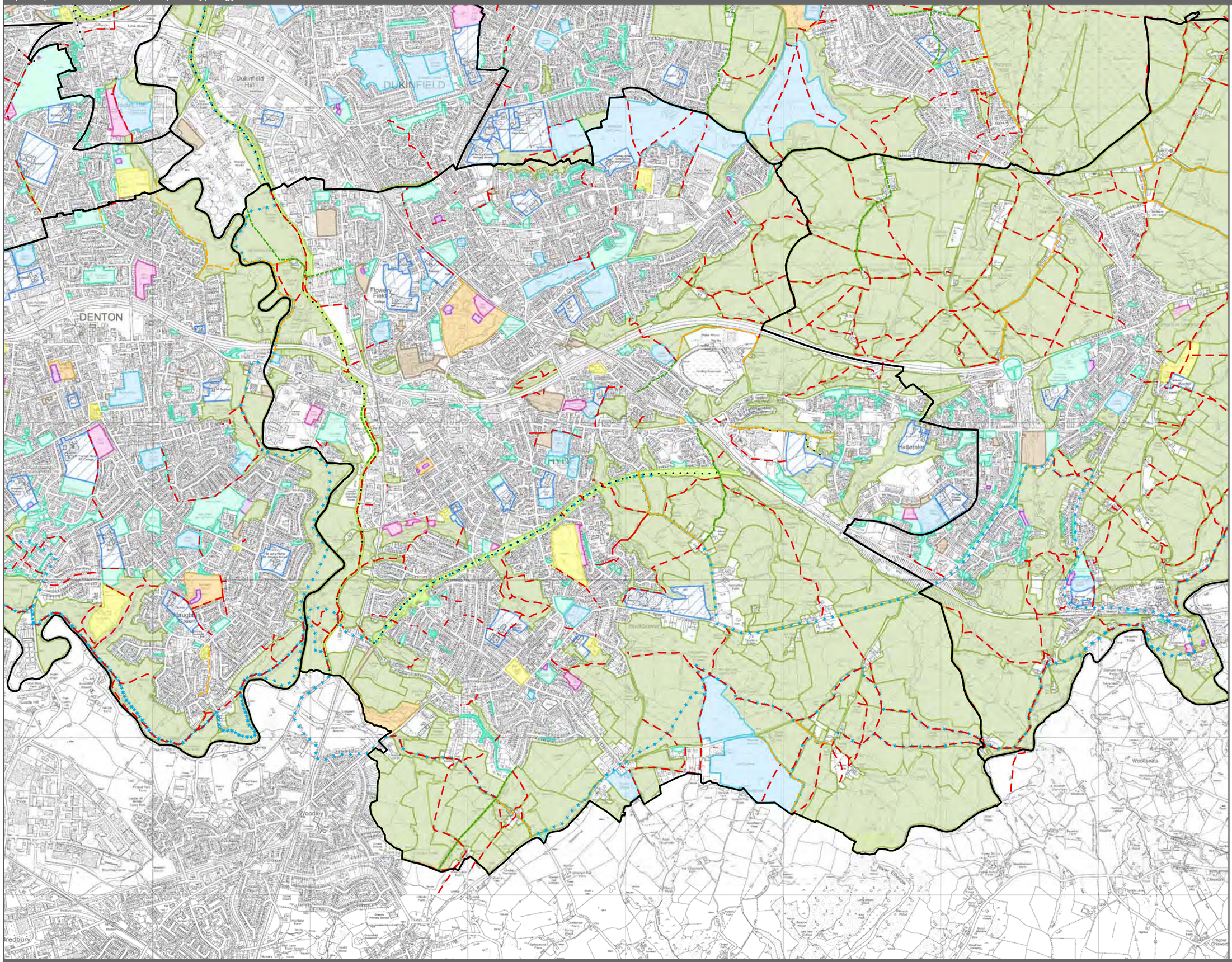

Tame Valley
Guide Bridge
River Tame
Dukinfield Hall
DUKINFIELD
Newton
Jet Amber
Peak Forest Canal
Sewage Works
Dukinfield Junction
Plantation Farm
Brookside Sidings
Ashley Street Bridge
Tudor Industrial Estate
Dukinfield Hall
College
Warehouse
Depot
Works
Factory
Ind Est
Cromwell High School
St Mary's Catholic Primary School
Bradley Green Community Primary School
Newton M
Dunklin Farm
Issues
West Hill School
Huddersfield Narrow
Hooley Hill
Pol HQ
Court
Coun Offs
Liby
PO
Sch
School
Cricket Ground
Dukinfield Park
Cemetery and Crematorium
Warehouse
Superstore
Slaughter House
Hotel
Estate
Mus
Dairy
Mill
Wks
Weir
Mast
Fire Sta
Amb Sta
Sheepey South Industrial Estate
Industrial Estate
Conduit
Outfall
Picnic Area
Path
Footbridge
Bridge
Cemetery
Golf
Coll
Sports Ground
Playing Fields
Pond
Lake
The Lakes
Clarence Bridge
Aqueduct Bridge
Hyde Junction
Globe Lane Industrial Estate
Dewsnap Bridge
Stockport Junction
Turnel (disused)
Footbridge
Tunnel
Ashton Canal
Rowing Lake
Ind Pk
Sta
Stn
Cn
Wat Mem
Meml
Fire Sta
Ind Est
Stamford Bridge
Lees Bridge
Ashton Bridge
Ashton Road
Ashton Road Bridge
Ashton Road Viaduct
Ashton Road Tunnel
Ashton Road Footbridge

Open Space Review | Play Area - 83m LAPs, 330m LEAPs, 825m NEAPs distance applied


Guide Bridge
River Tame
Tame Valley
Dukinfield Hall
DUKINFIELD
Newton Wood
Peak Forest Canal
Sewage Works
Jet Amber Fields
Cromwell High School
St Mary's Catholic Primary School
Bradley Green Community Primary School
Newton Moor
Dukinfield Golf Course
Cricket Ground
Aqueduct Bridge
Clarence Bridge
Superstore
Slaughter House
Playing Fields
Industrial Estate
Warehouse
Depot
Works
Factory
School
College
Tudor Industrial Estate
Globe Lane Industrial Estate
Hyde Junction
Plantation Farm
Dukinfield Junction
Brookside Sidings
Ashton Canal
Stockport Junction
Sewage Works
Outfall
Dunkirk Farm
Broadway Industrial Estate
Lindley Hill
Fire Sta
Amb Sta
Pol HQ
Mill
Wks
Coll
Sch
PW
Pub
Hotel
Estate
Court
Warehouse
Weir
Bridge
Mast
Ind Pk
Ind Est
Playing Fields
Industrial Estate
Sewage Works
Issues
Dunkirk
Newton
Industrial Estate
Playing Fields
War Mem
Mill
Sta
Sch
School
Pub
Hotel
Estate
Court
Warehouse
Weir
Bridge
Mast
Ind Pk
Ind Est
Playing Fields
Industrial Estate
Sewage Works
Issues
Dunkirk

Hyde

Open Space Review | All Open Space Typology




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Open Space All Typology

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Allotment
- Cemetery / Churchyard
- Green Corridor
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:21,780

0 500 1,000
m

Tameside Metropolitan Borough

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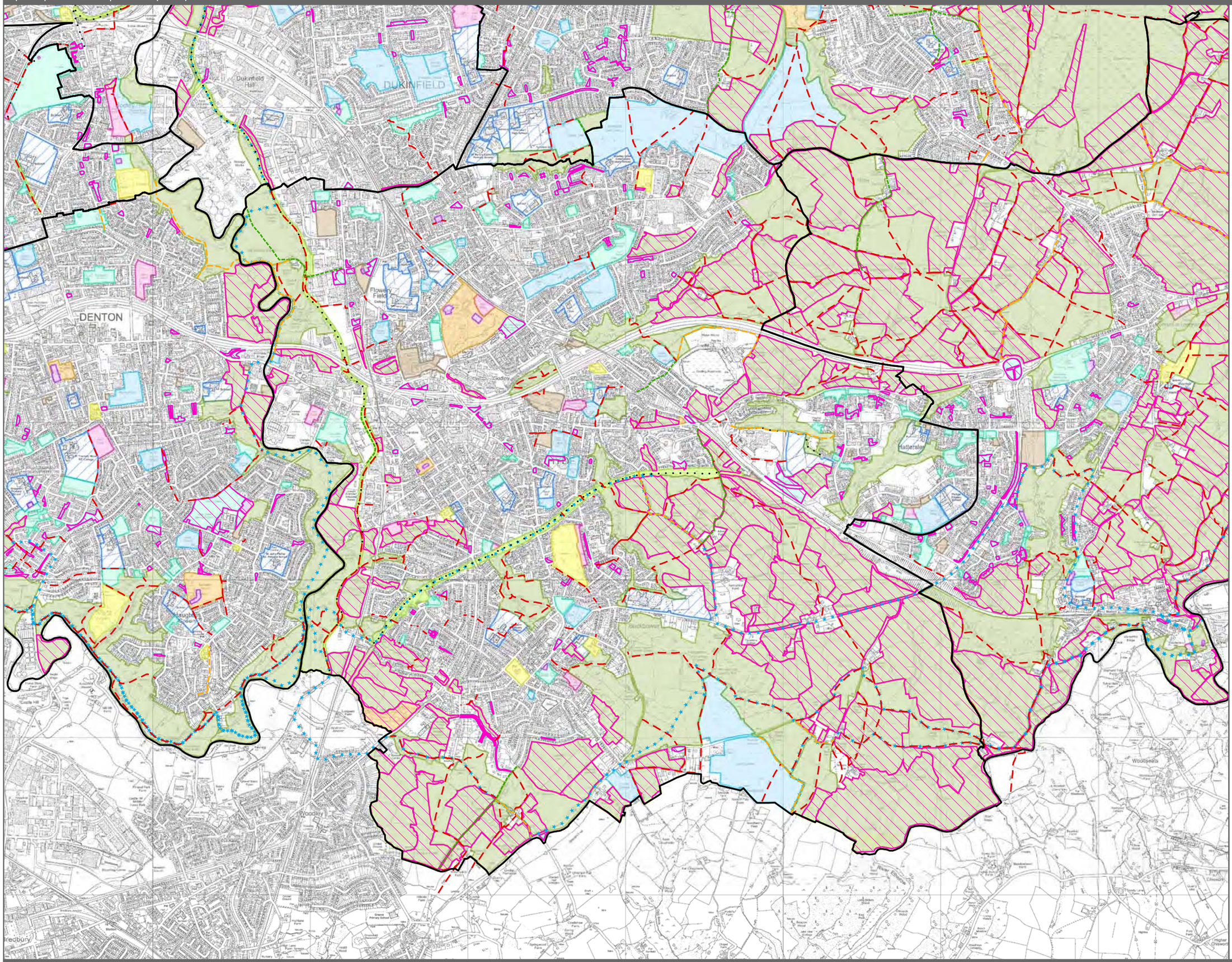
March 2018

Open Space Review | Public Open Space - Discounted Sites




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths
- Public Open Space Discounted

Public Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:21,780

0 500 1,000
m

Tameside Metropolitan Borough

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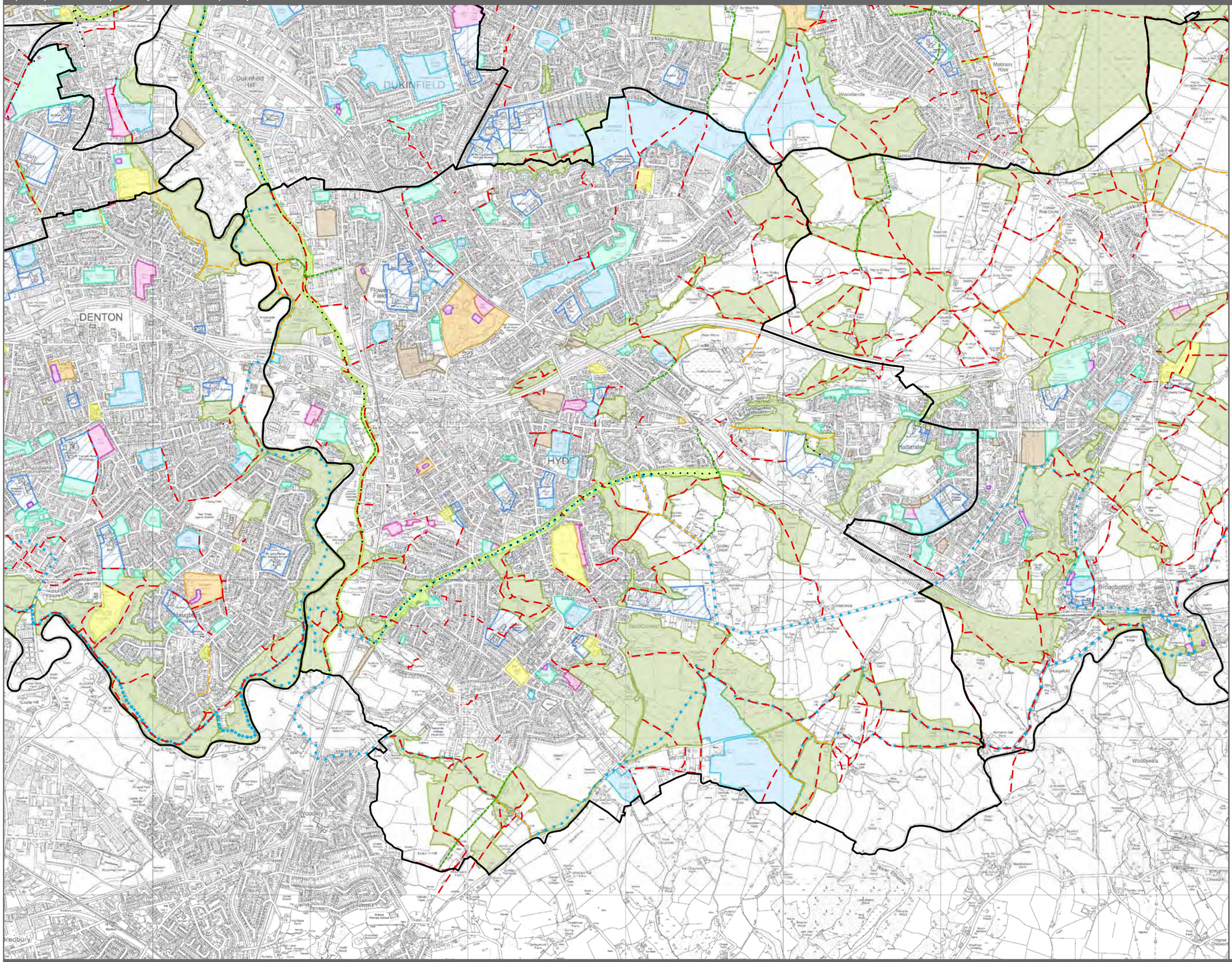
March 2018

Open Space Review | Publicly Accessible Open Space




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:21,780

0 500 1,000
m

Tameside Metropolitan Borough

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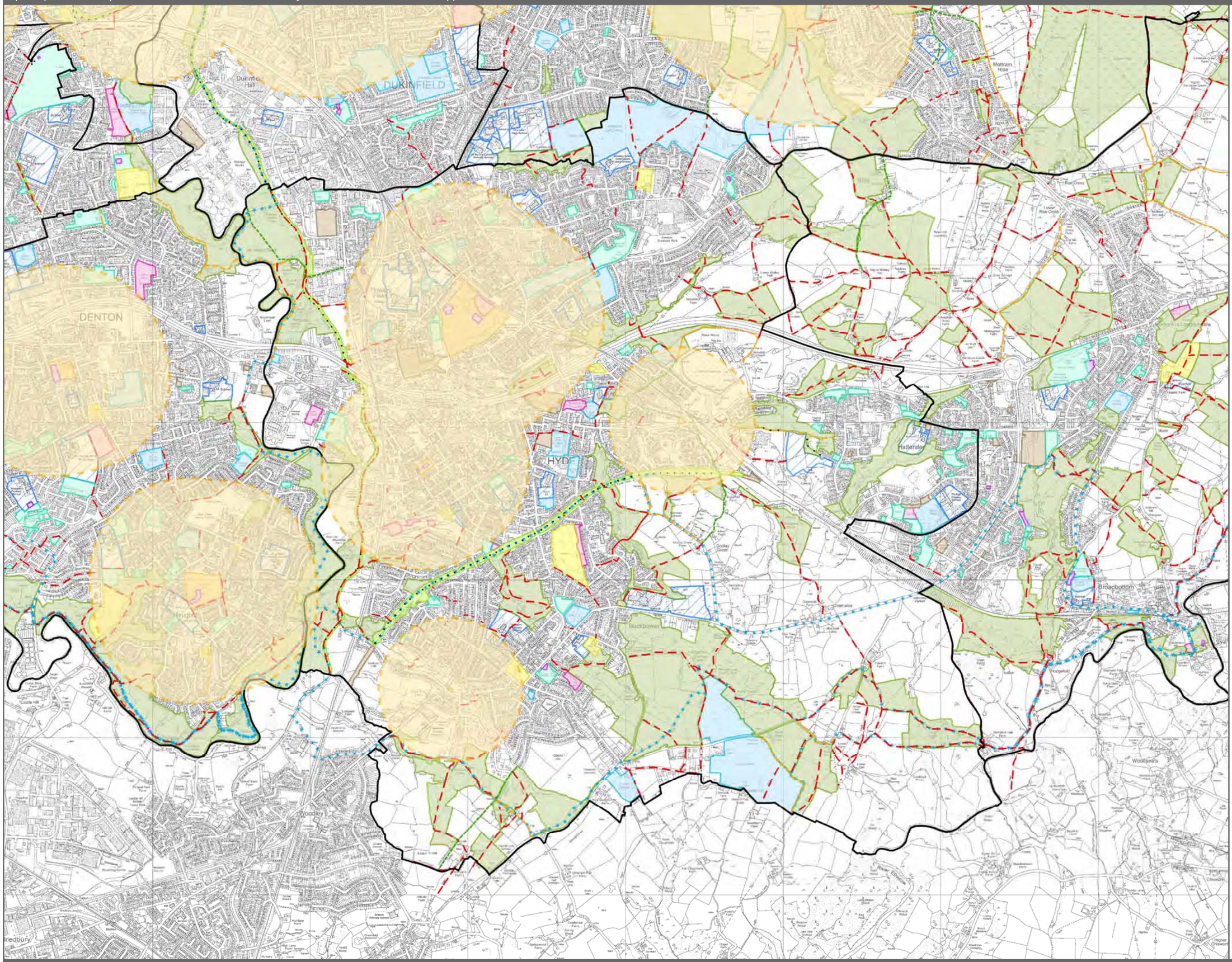
March 2018

Open Space Review | Parks and Formal Garden Accessibility - 600m and 440m distances applied




Key

- Parks/Garden 600m / 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:21,780

0 500 1,000
m

Tameside Metropolitan Borough

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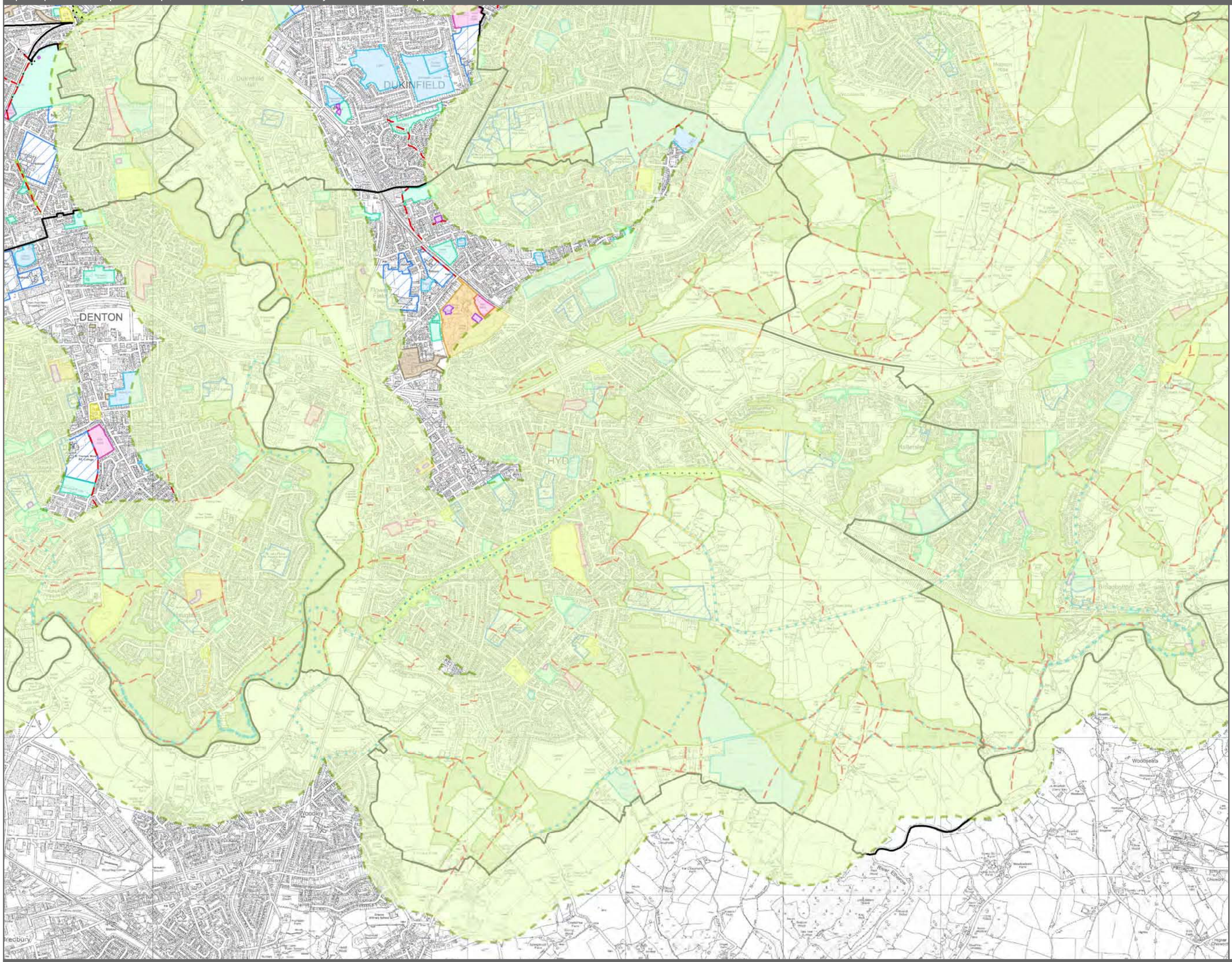
March 2018

Open Space Review | Natural Space and Countryside Accessibility - 440m distance applied




Key

- Natural Space/Countryside 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:21,780

0 500 1,000
m

Tameside Metropolitan Borough

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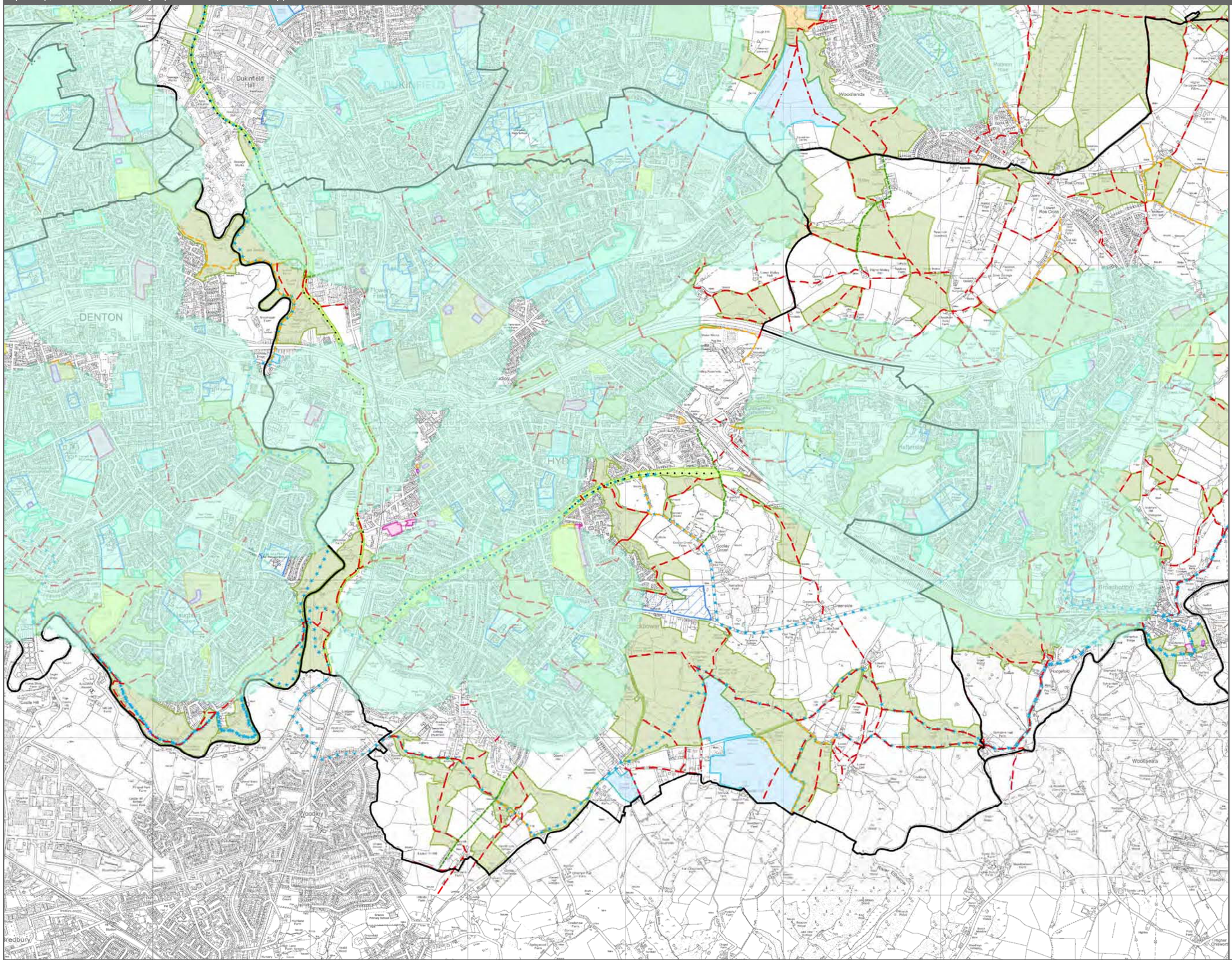
March 2018

Open Space Review | Amenity Space - 440m distance applied




Key

- Amenity Space 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:21,780

0 500 1,000
m

Tameside Metropolitan Borough

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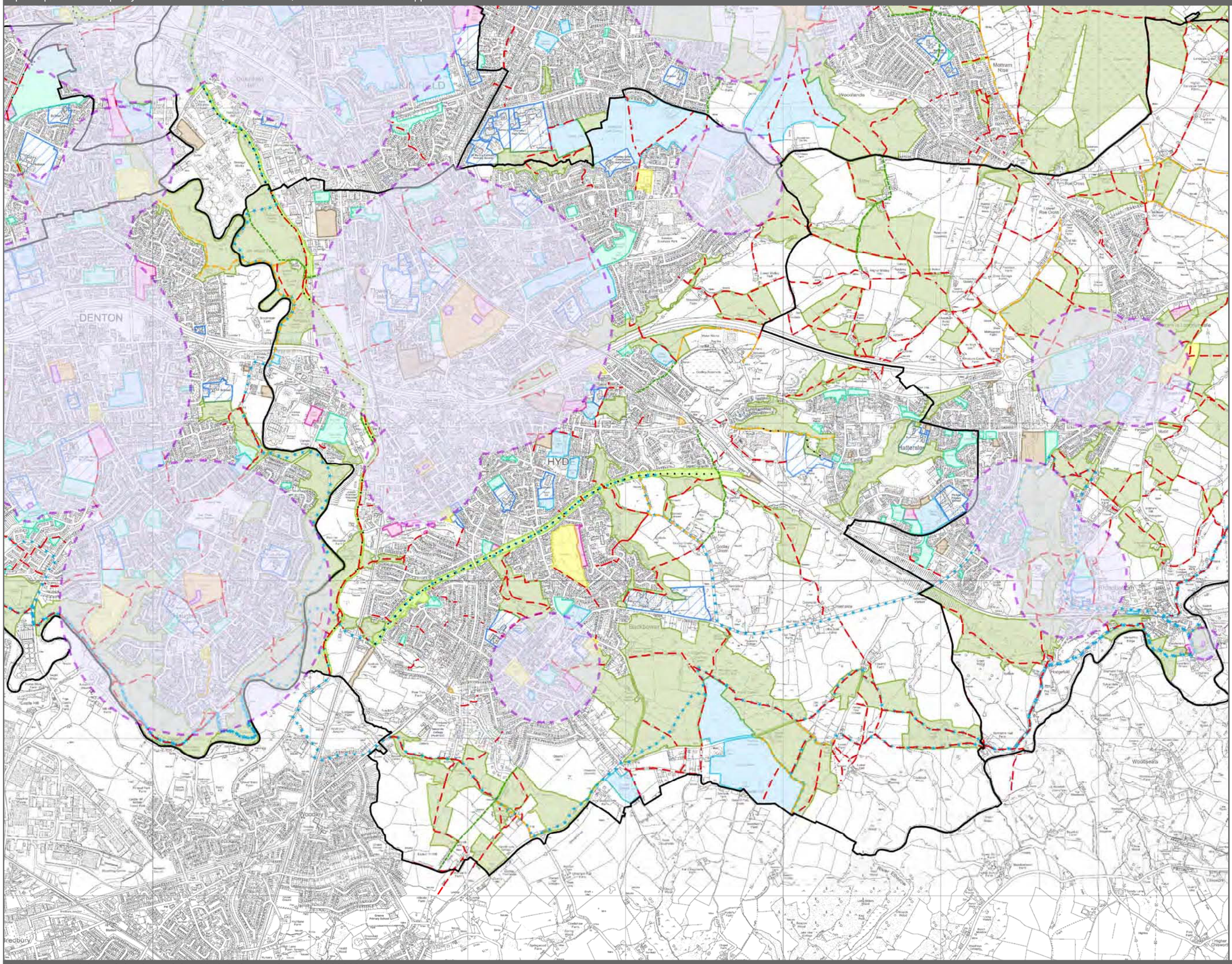
March 2018

Open Space Review | Play Area - 83m LAPs, 330m LEAPs, 825m NEAPs distance applied




Key

- Play Area 83m / 330m / 825m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:21,780

0 500 1,000
m

Tameside Metropolitan Borough

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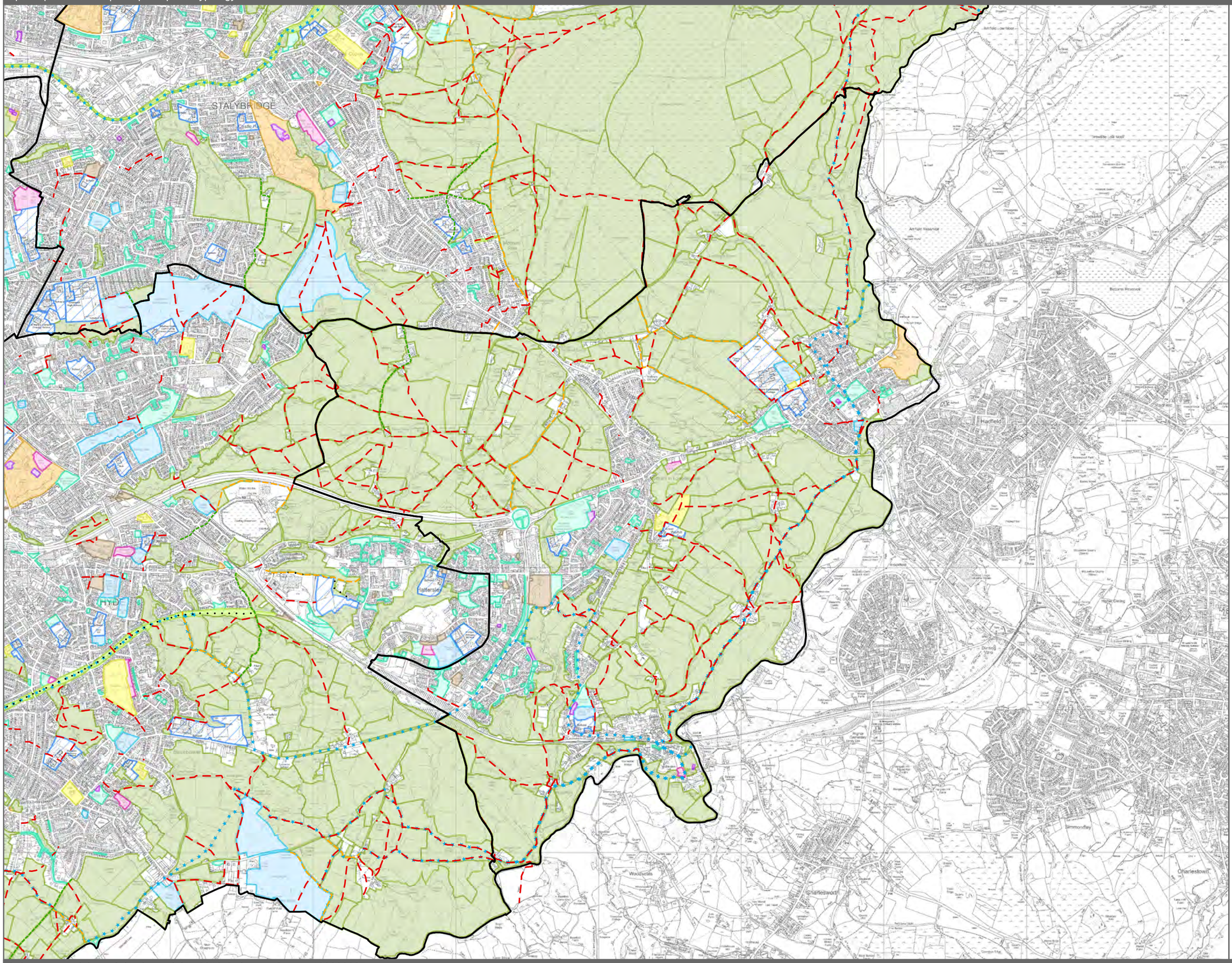
March 2018

Longdendale

Open Space Review | All Open Space Typology




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Open Space All Typology

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Allotment
- Cemetery / Churchyard
- Green Corridor
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:24,050

0 560 1,120
m

Tameside Metropolitan Borough

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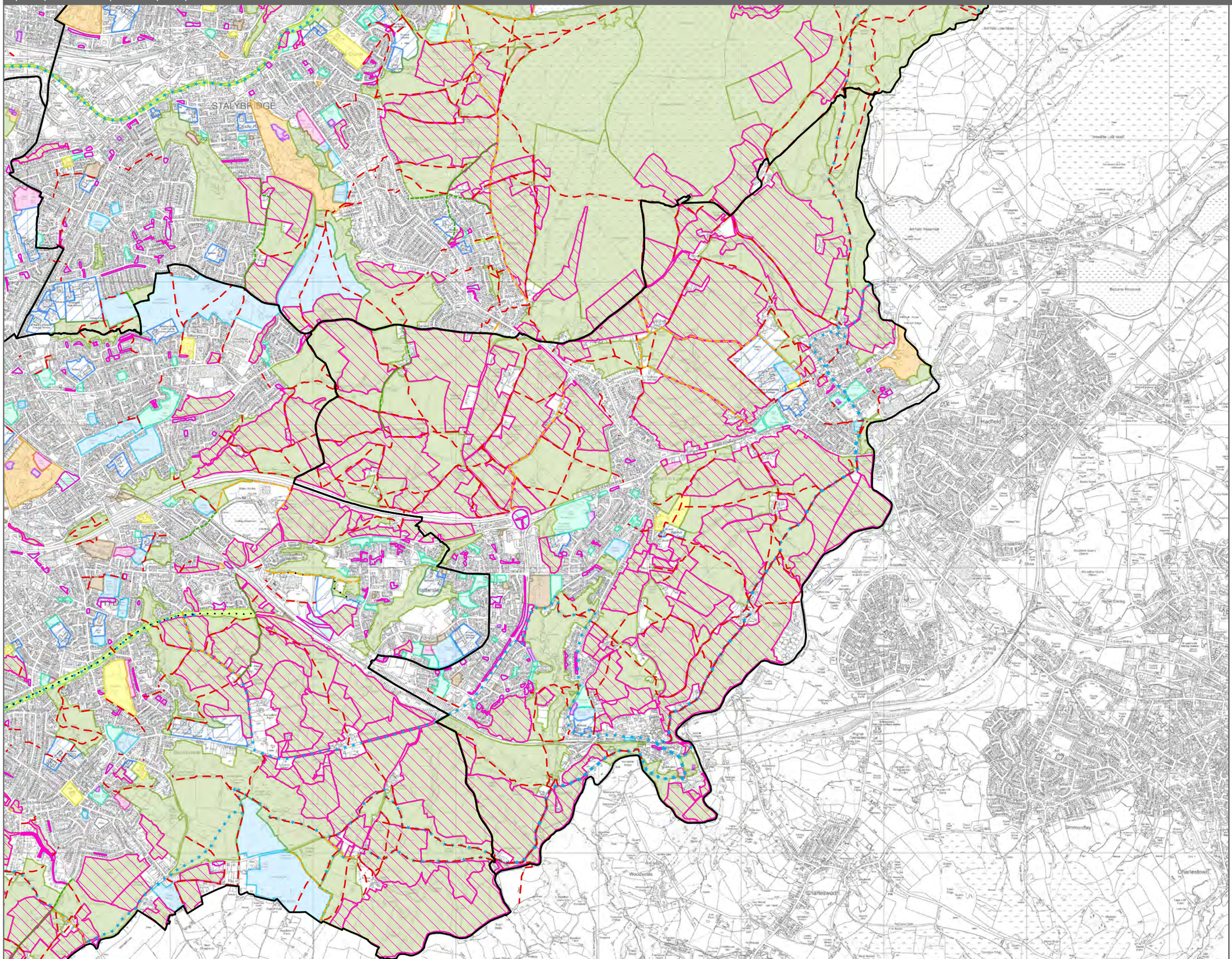
March 2018

Open Space Review | Public Open Space - Discounted Sites




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths
- Public Open Space Discounted

Public Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:24,050

0 560 1,120
m

Tameside Metropolitan Borough

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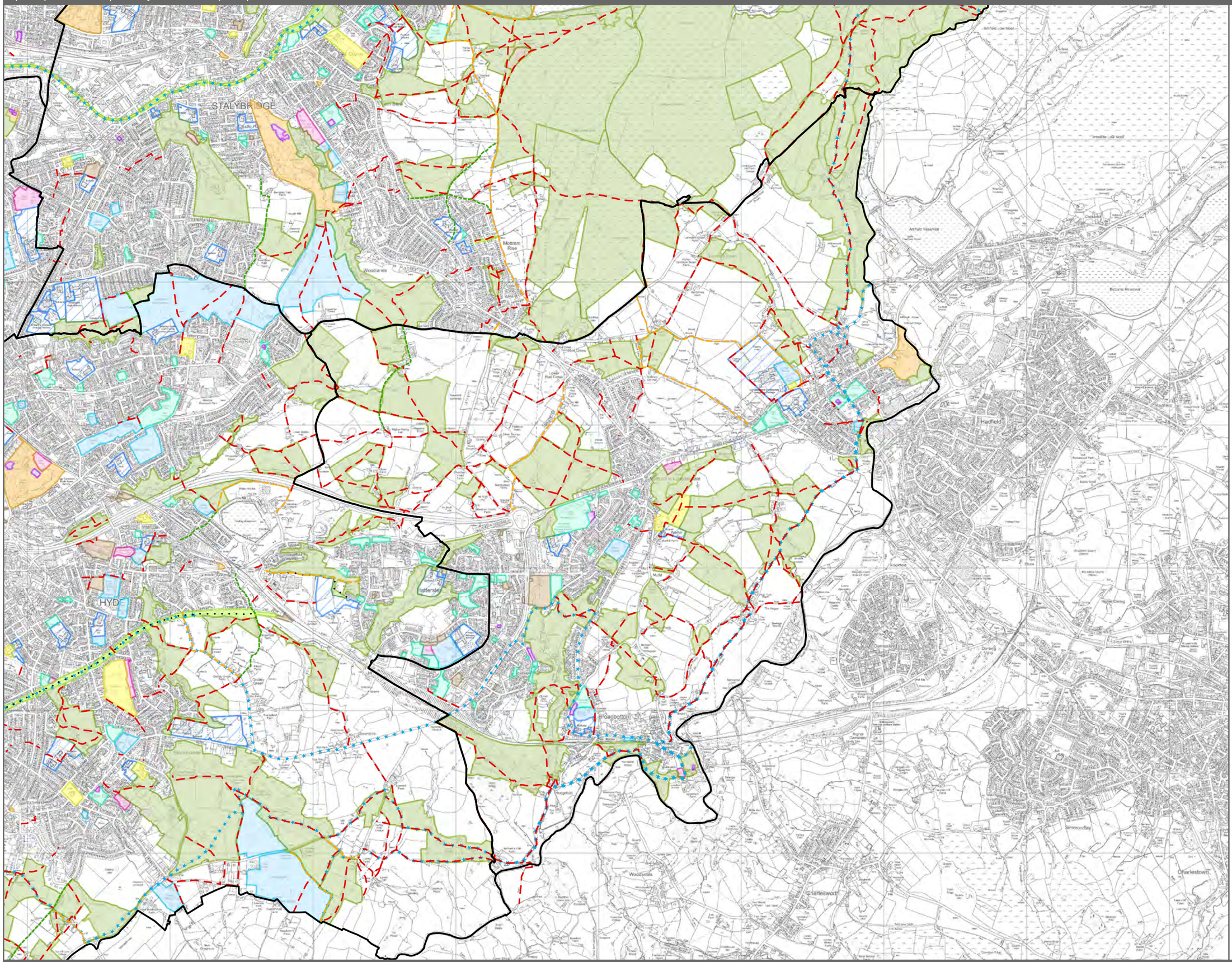
March 2018




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
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Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:24,050

0 560 1,120
m

Tameside Metropolitan Borough

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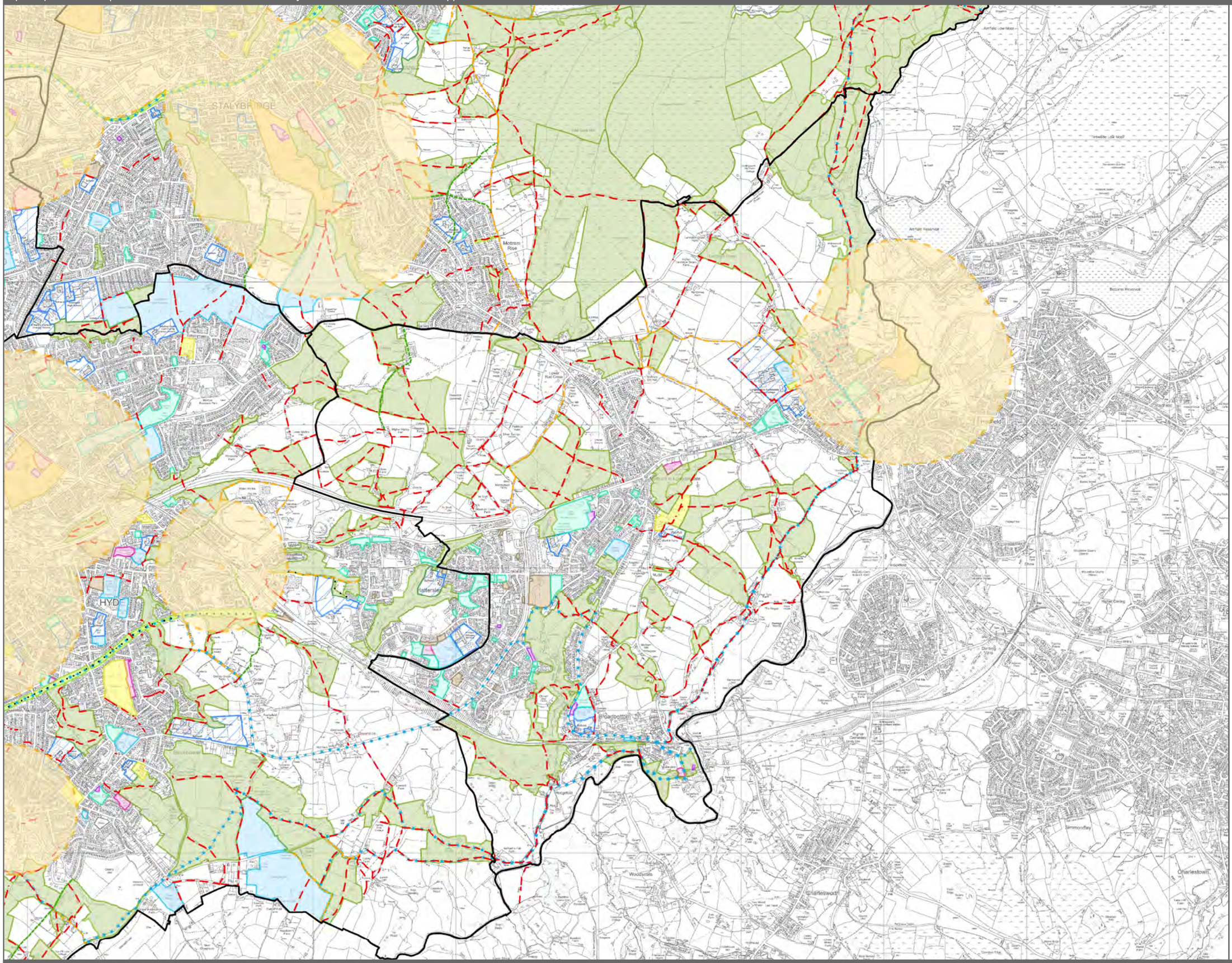
Open Space Review | Parks and Formal Garden Accessibility - 600m and 440m distances applied




Key

- Parks/Garden 600m / 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

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Other Open Space

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- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:24,050

0 560 1,120
m

Tameside Metropolitan Borough

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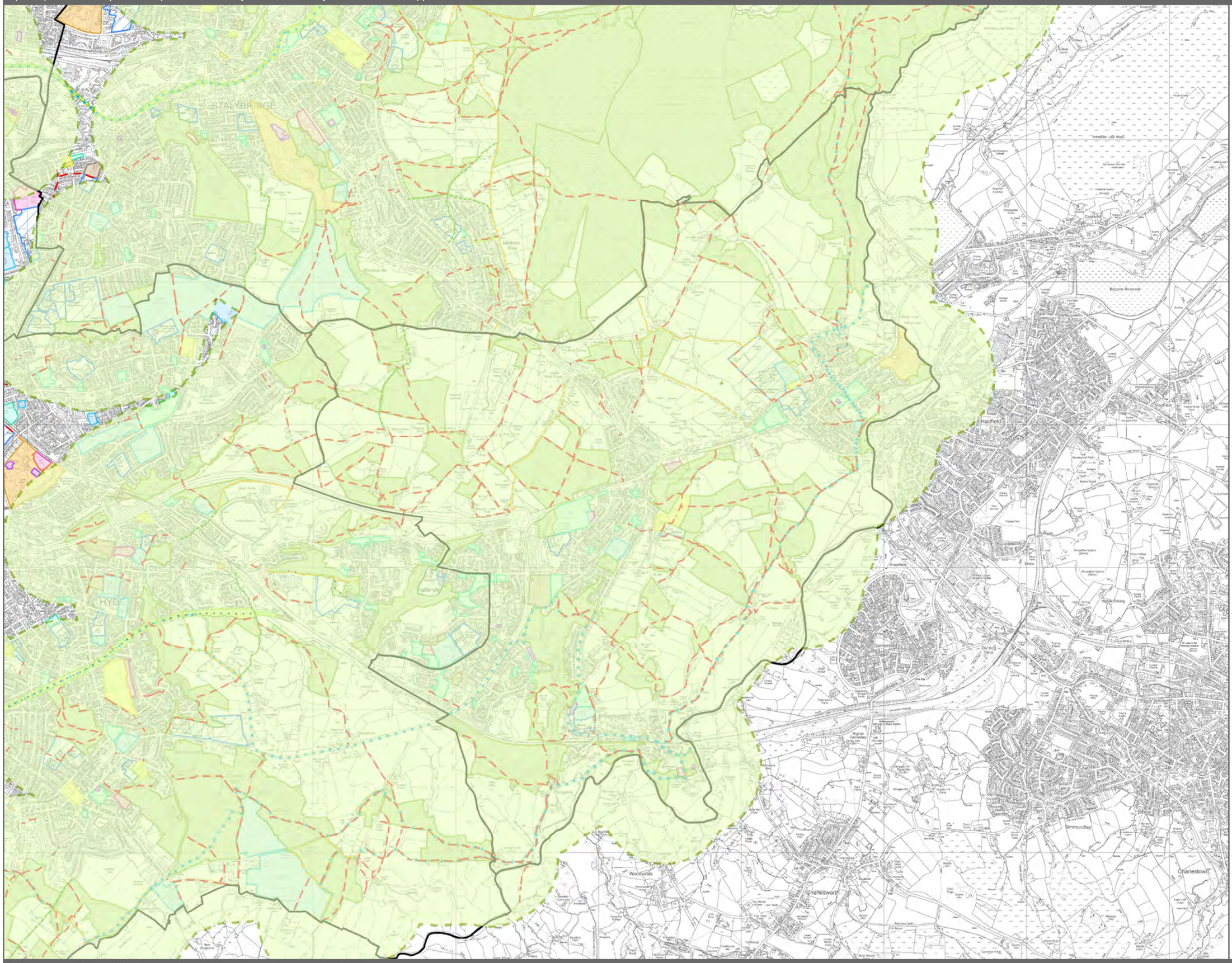
March 2018

Open Space Review | Natural Space and Countryside Accessibility - 440m distance applied




Key

- Natural Space/Countryside 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
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Publicly Accessible Open Space

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Other Open Space

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- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:24,050

0 560 1,120
m

Tameside Metropolitan Borough

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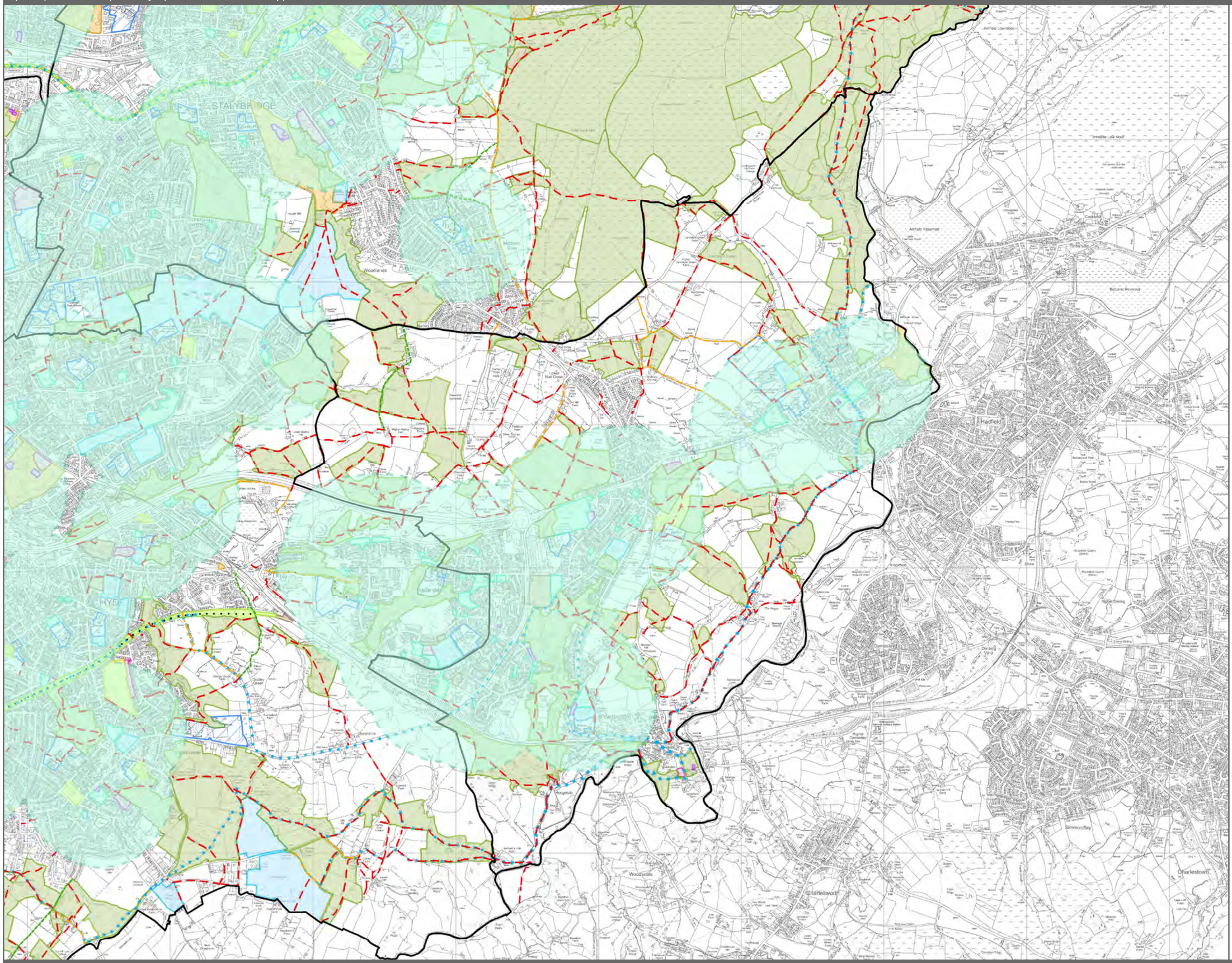
March 2018

Open Space Review | Amenity Space - 440m distance applied




Key

- Amenity Space 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
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- Play Area
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- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:24,050

0 560 1,120
m

Tameside Metropolitan Borough

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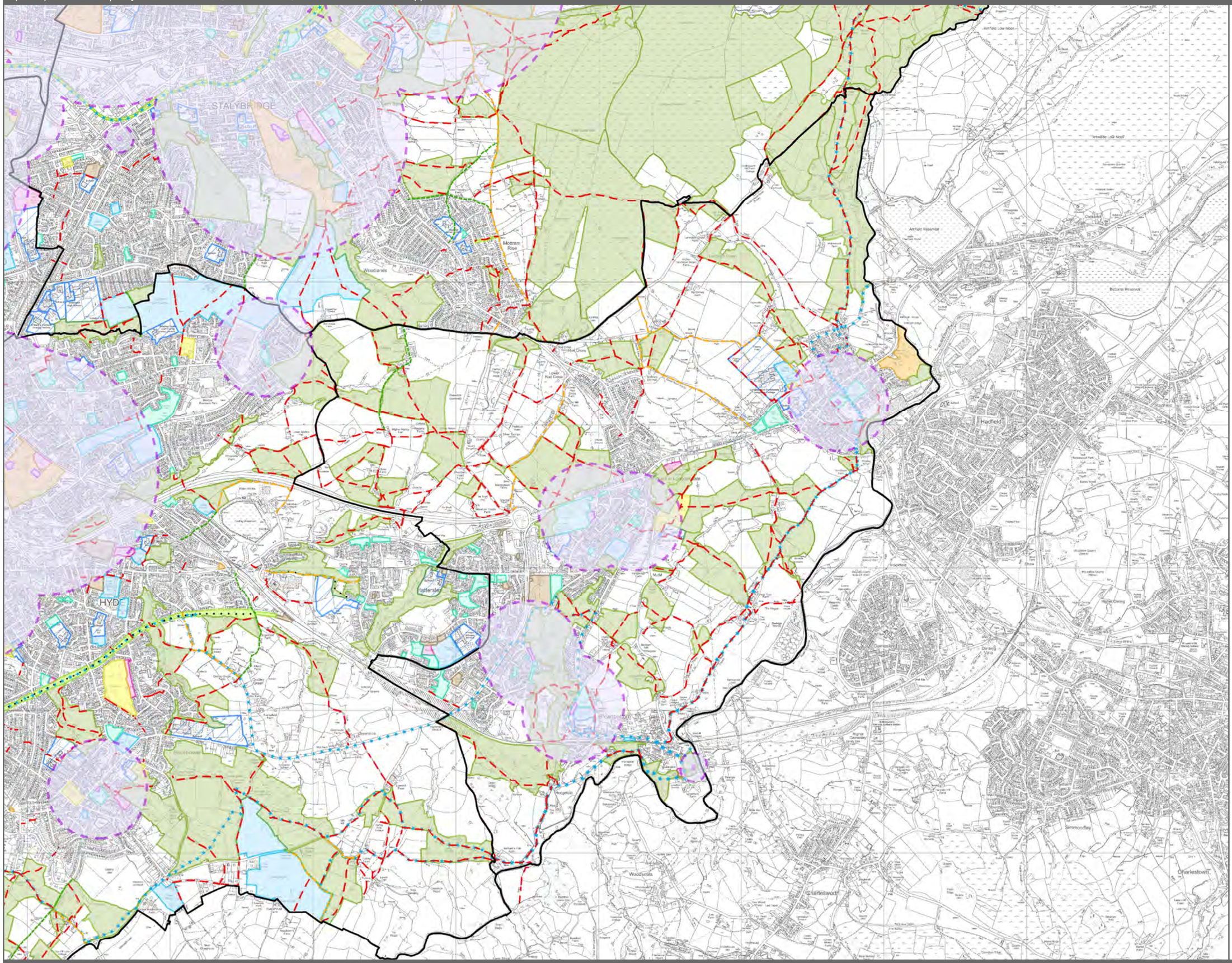
March 2018

Open Space Review | Play Area - 83m LAPs, 330m LEAPs, 825m NEAPs distance applied




Key

- Play Area 83m / 330m / 825m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

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Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:24,050

0 560 1,120
m

Tameside Metropolitan Borough

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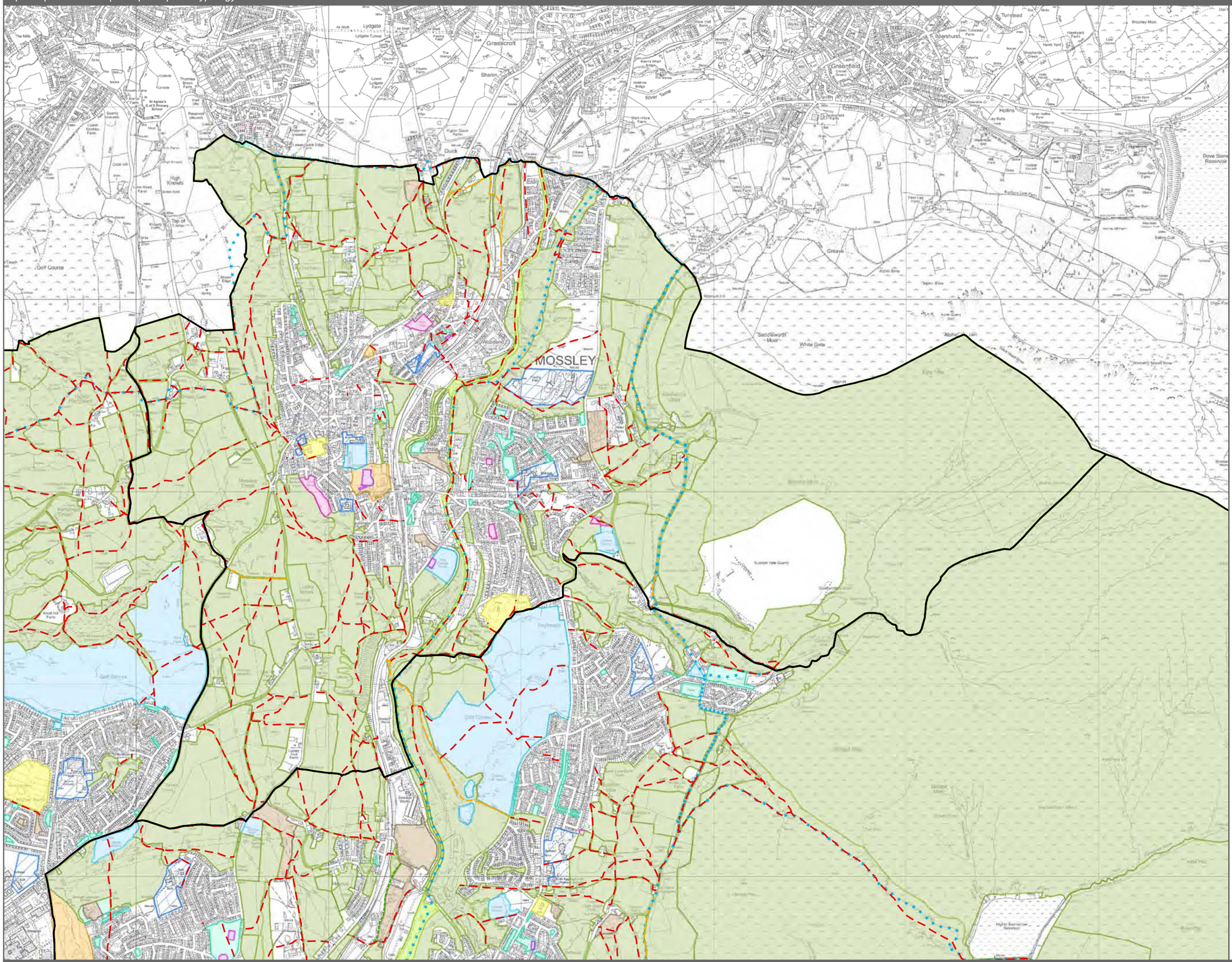
March 2018

Mossley

Open Space Review | All Open Space Typology




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Open Space All Typology

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Allotment
- Cemetery / Churchyard
- Green Corridor
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:17,830

0 425 850
m

Tameside Metropolitan Borough

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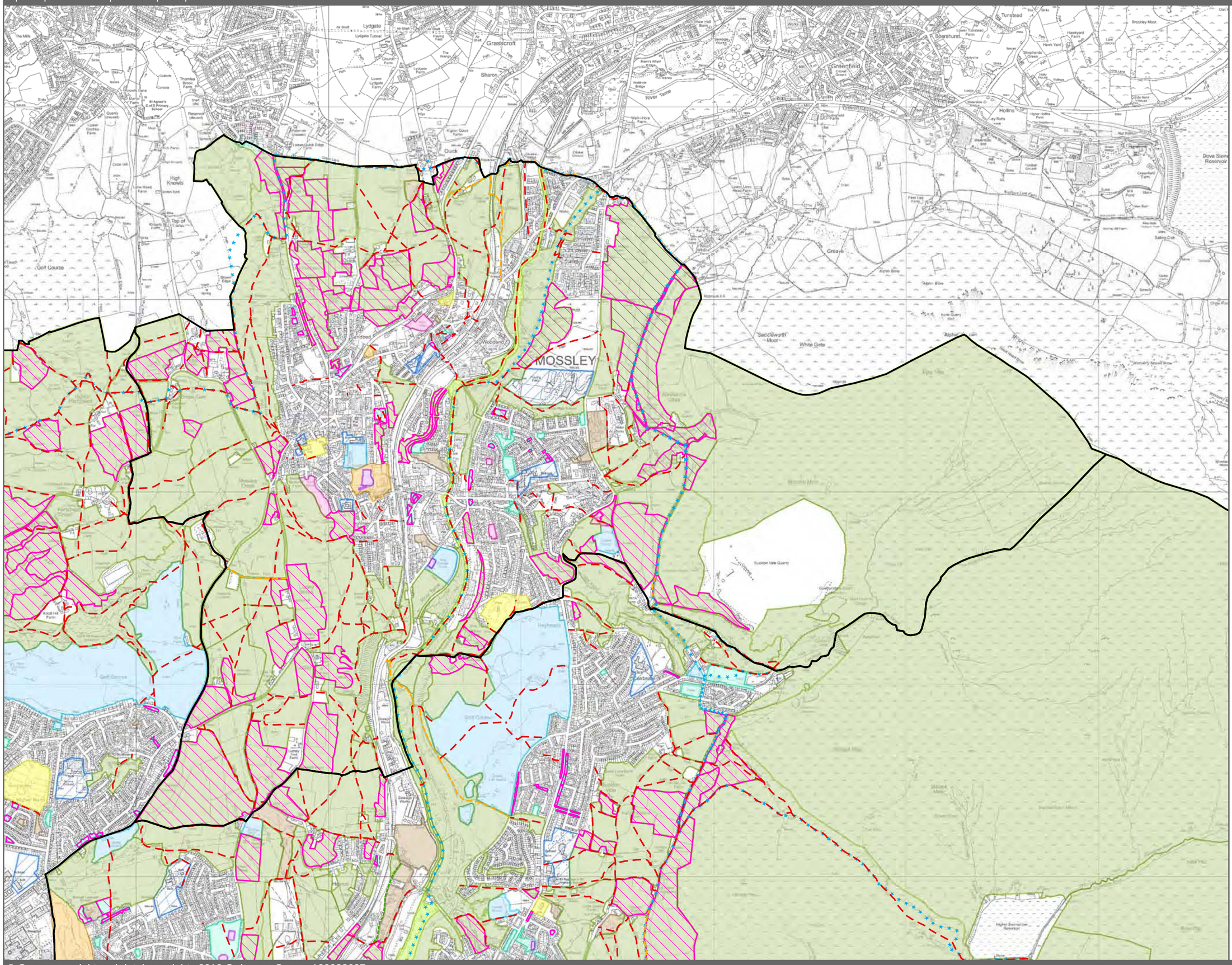
March 2018

Open Space Review | Public Open Space - Discounted Sites




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths
- Public Open Space Discounted

Public Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:17,830

0 425 850
m

Tameside Metropolitan Borough

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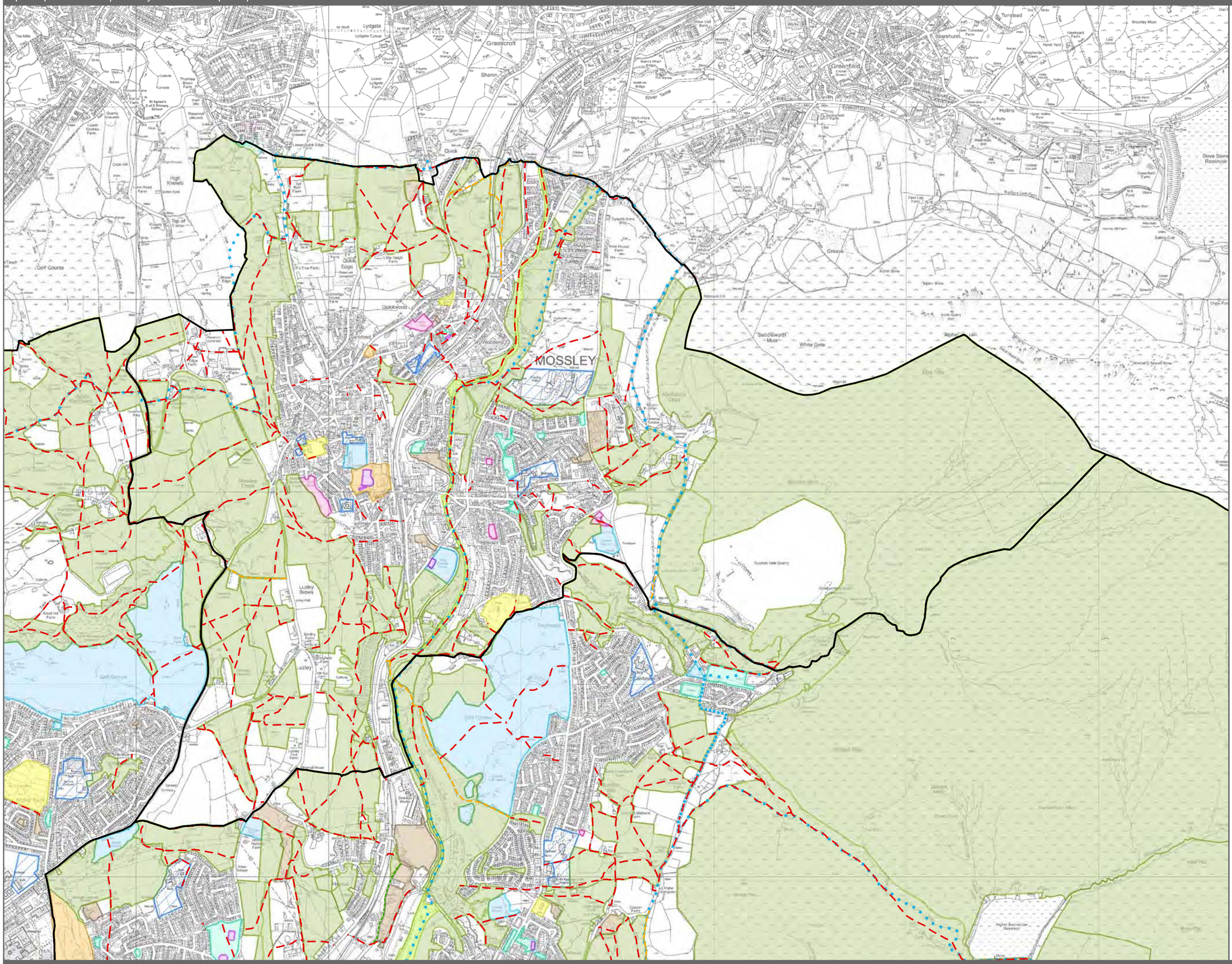
March 2018

Open Space Review | Publicly Accessible Open Space




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:17,830

0 425 850
m

Tameside Metropolitan Borough

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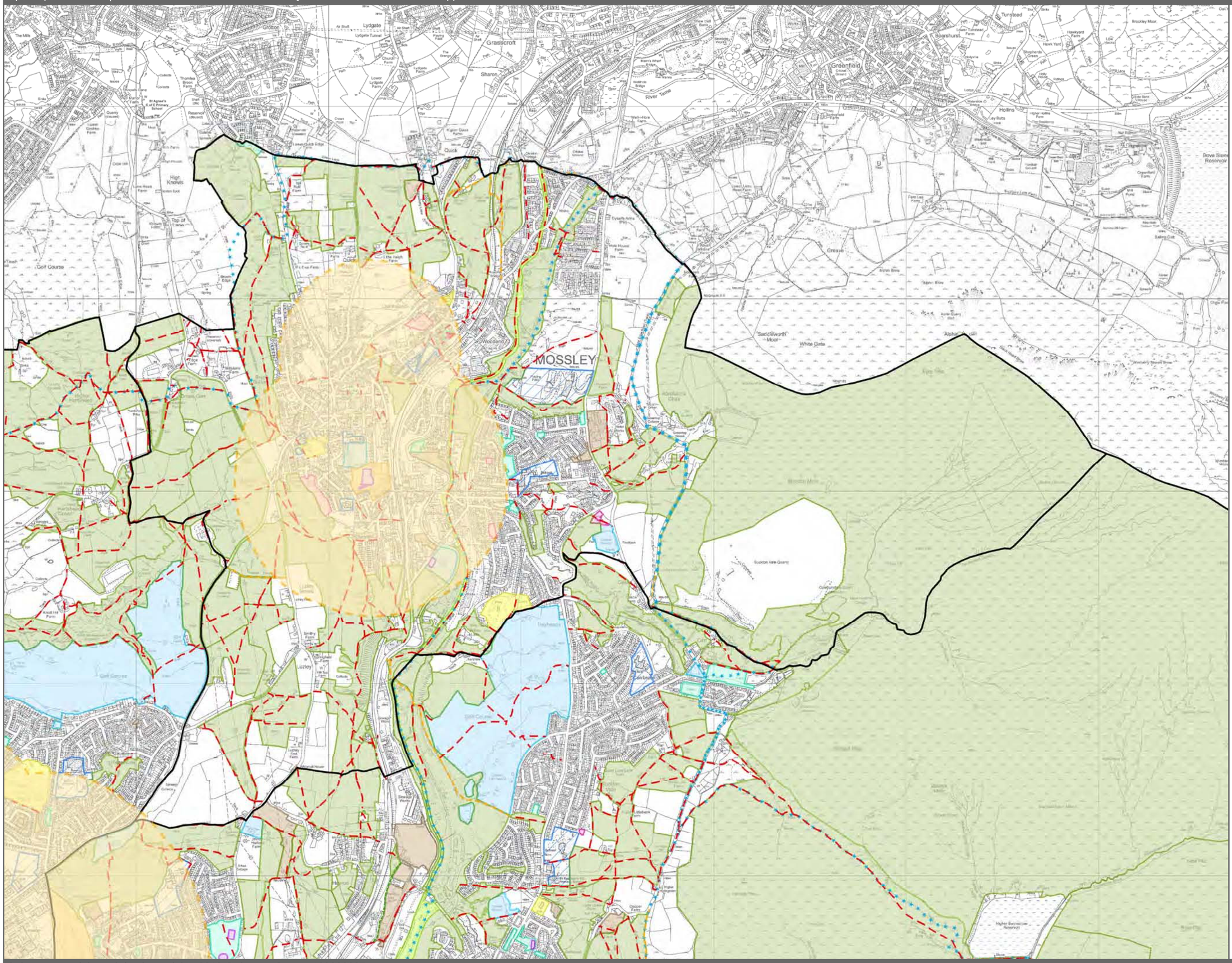
March 2018

Open Space Review | Parks and Formal Garden Accessibility - 600m and 440m distances applied




Key

- Parks/Garden 600m / 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
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Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:17,830

0 425 850
m

Tameside Metropolitan Borough

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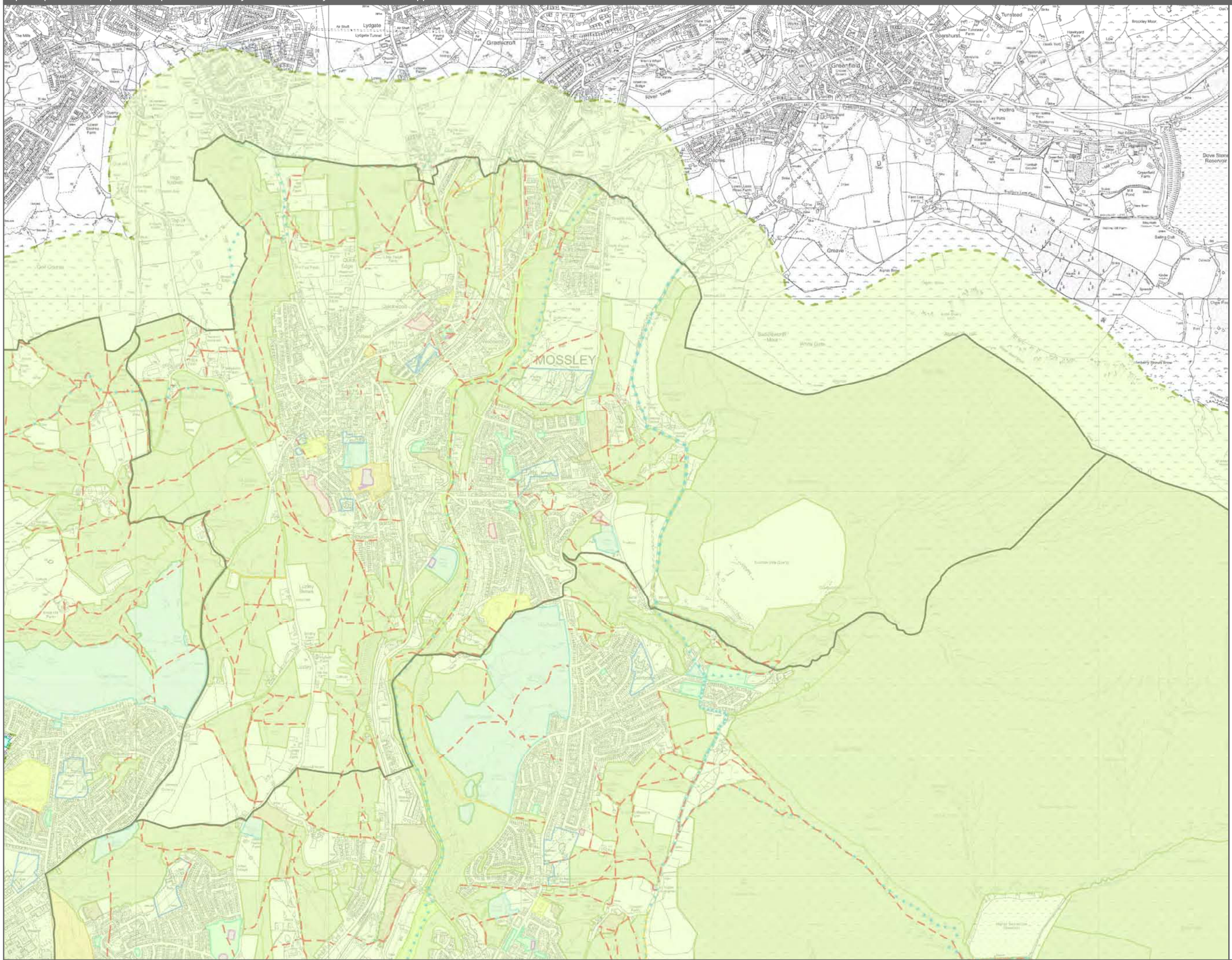
March 2018

Open Space Review | Natural Space and Countryside Accessibility - 440m distance applied




Key

- Natural Space/Countryside 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
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Other Open Space

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- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:17,830

0 425 850
m

Tameside Metropolitan Borough

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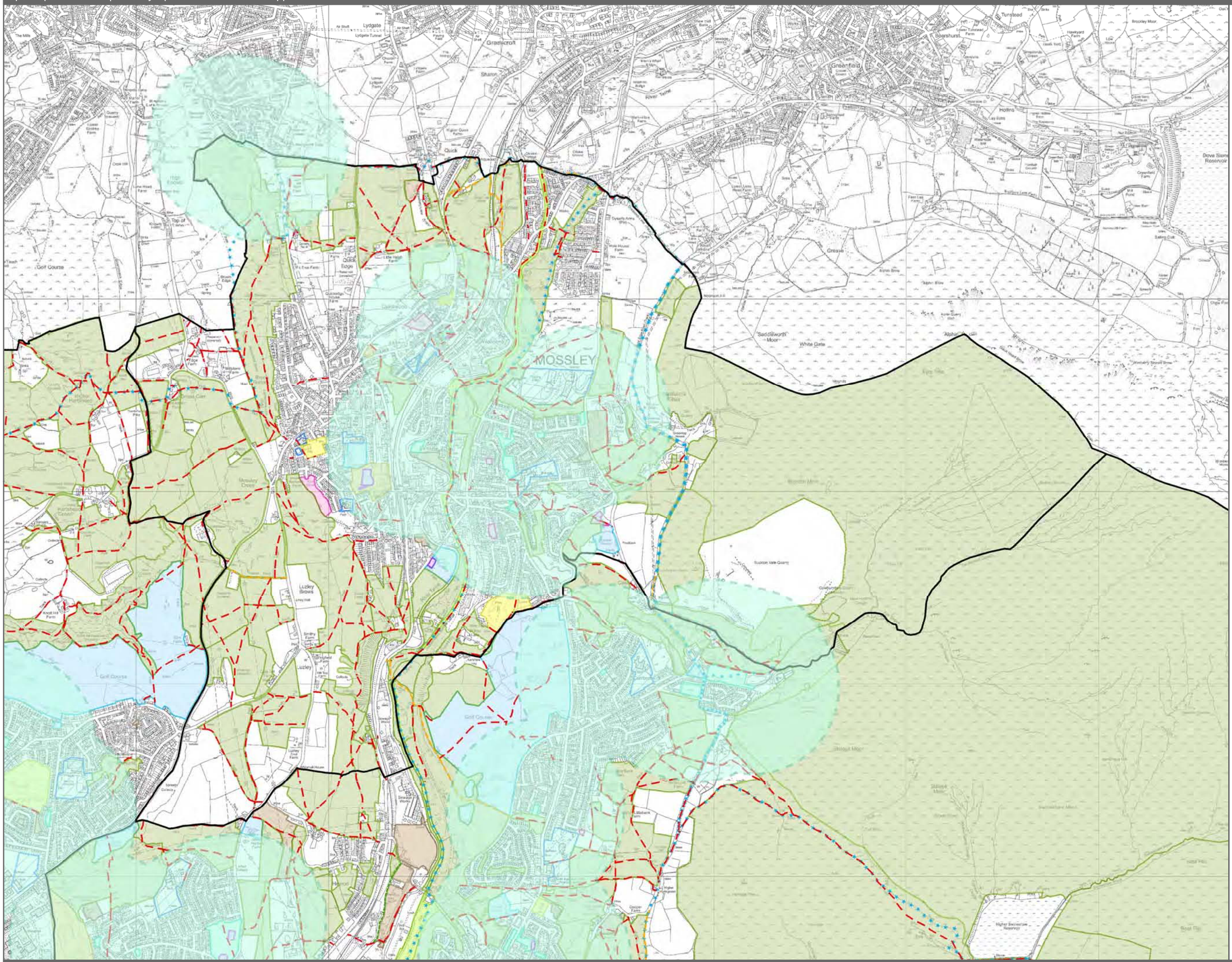
March 2018

Open Space Review | Amenity Space - 440m distance applied




Key

- Amenity Space 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
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- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:17,830

0 425 850
m

Tameside Metropolitan Borough

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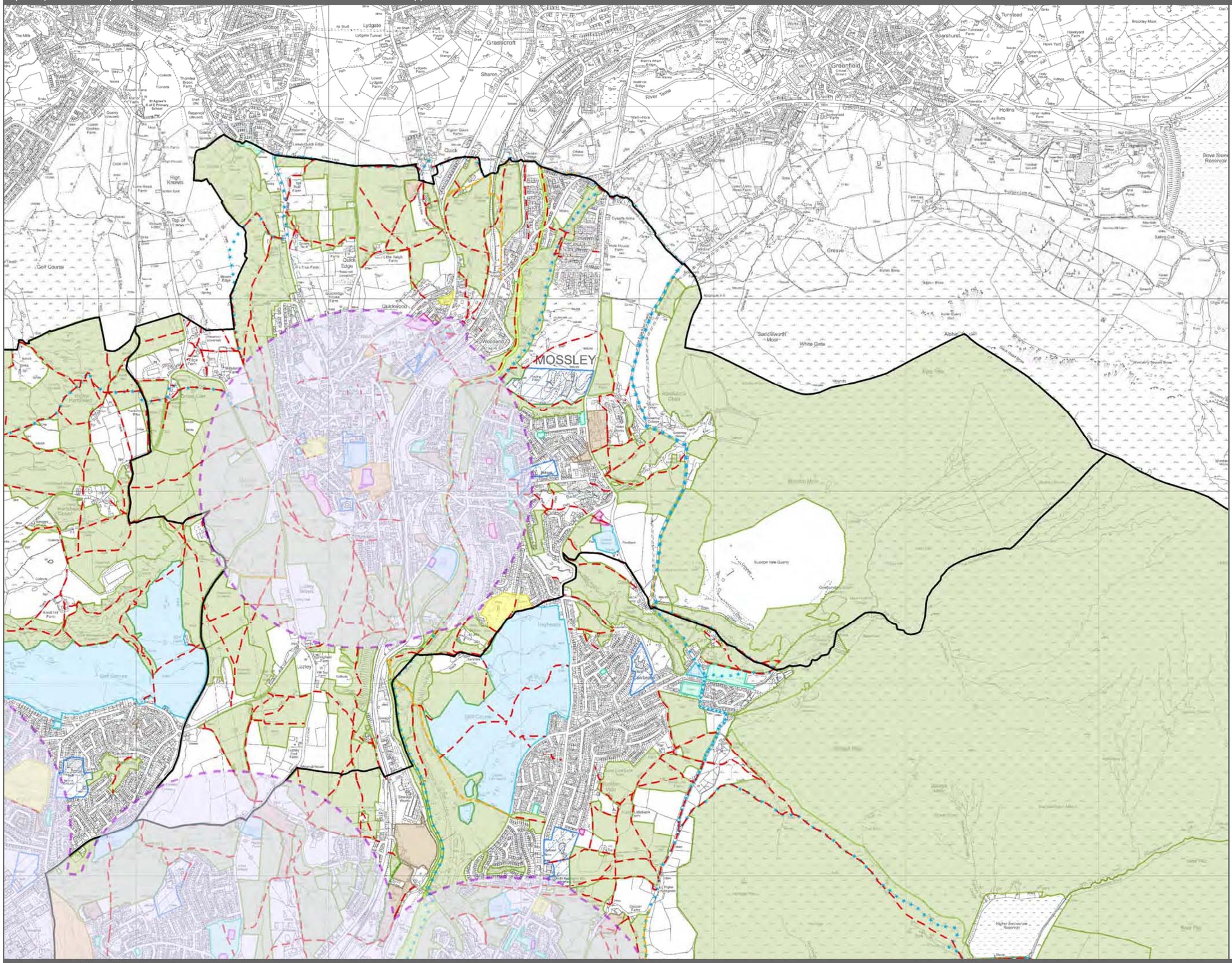
March 2018

Open Space Review | Play Area - 83m LAPs, 330m LEAPs, 825m NEAPs distance applied




Key

- Play Area 83m / 330m / 825m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:17,830

0 425 850
m

Tameside Metropolitan Borough

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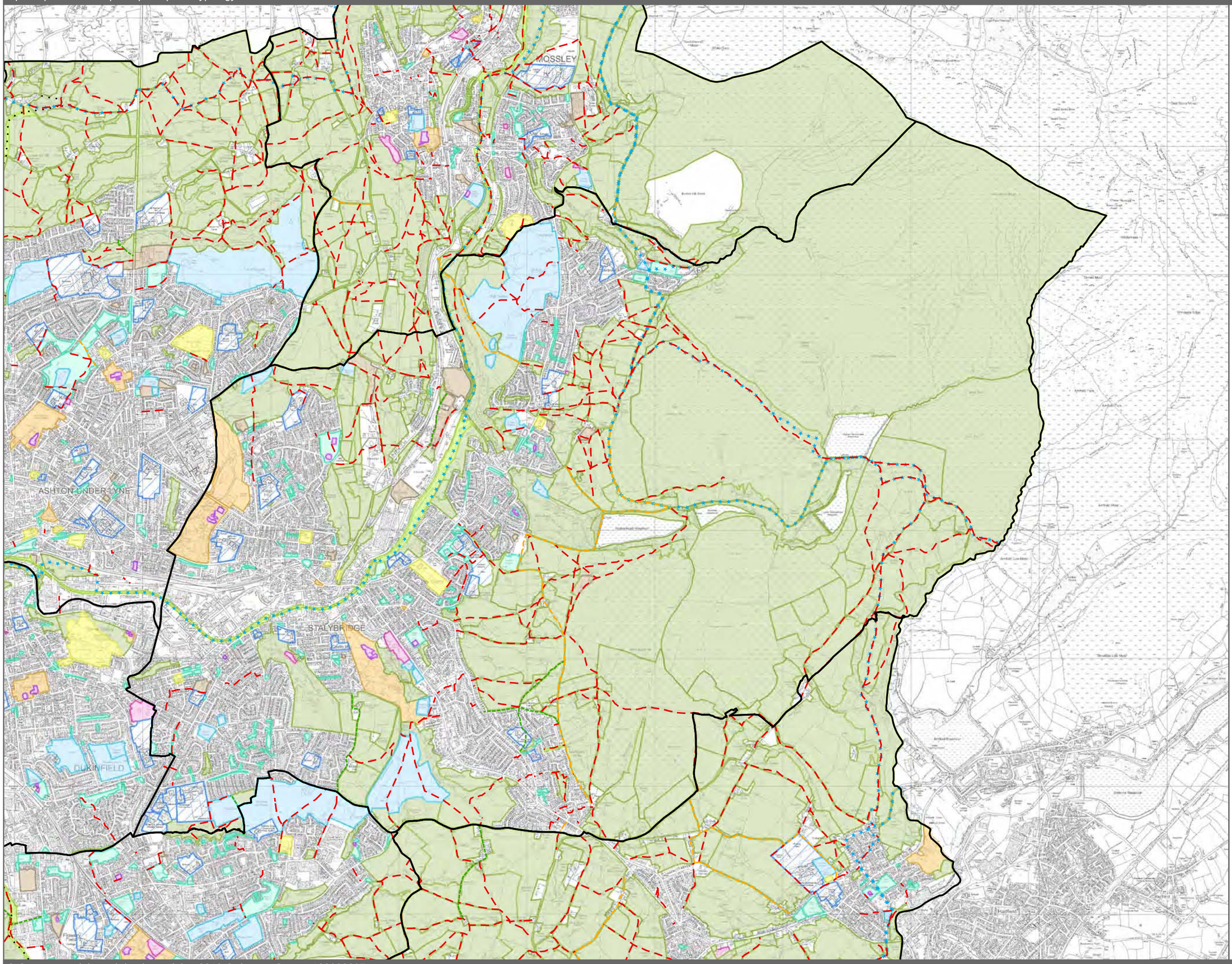
March 2018

Stalybridge

Open Space Review | All Open Space Typology




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Open Space All Typology

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Allotment
- Cemetery / Churchyard
- Green Corridor
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:26,800

0 620 1,240
m

Tameside Metropolitan Borough

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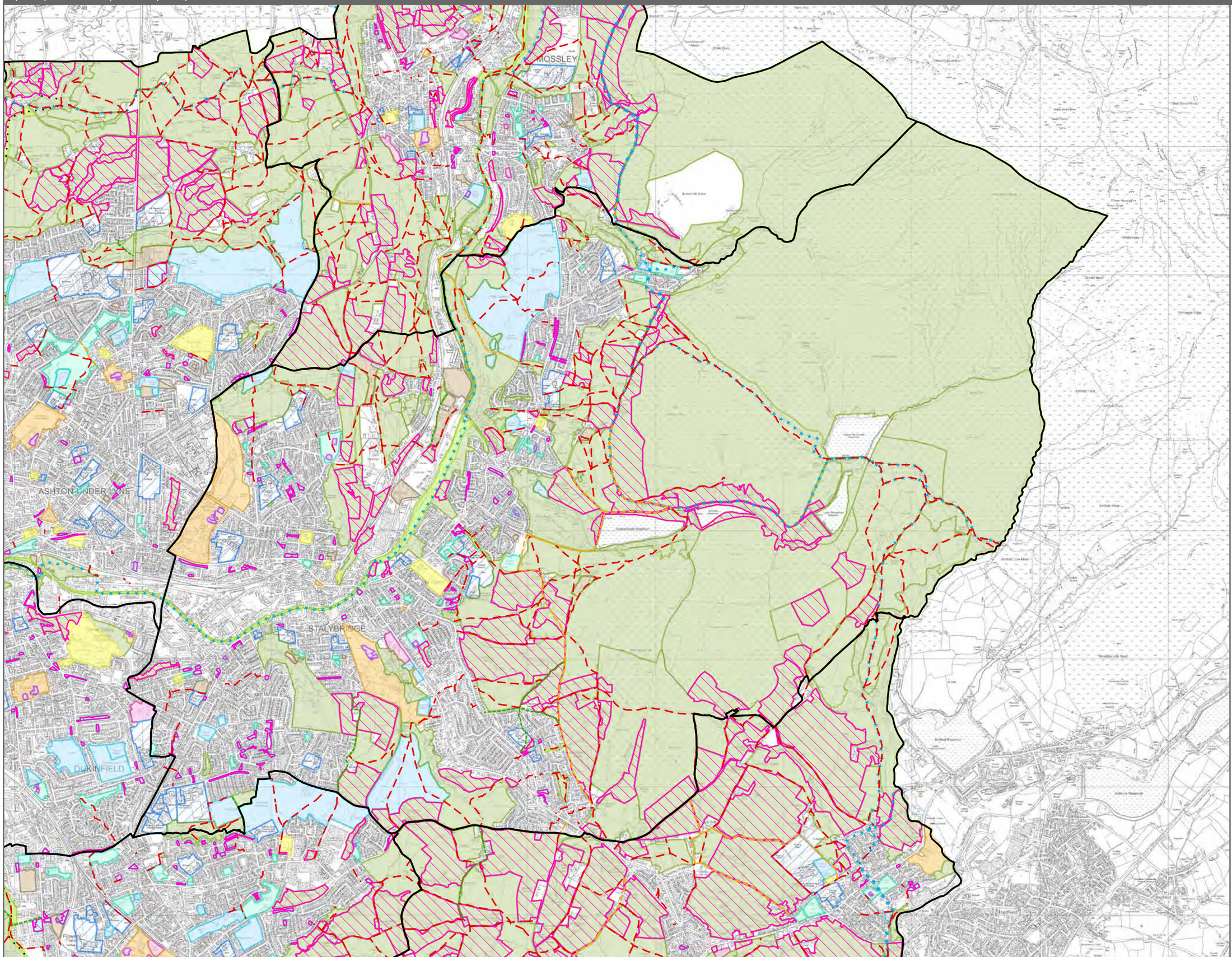
March 2018

Open Space Review | Public Open Space - Discounted Sites




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths
- Public Open Space Discounted

Public Open Space

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Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:26,800

0 620 1,240
m

Tameside Metropolitan Borough

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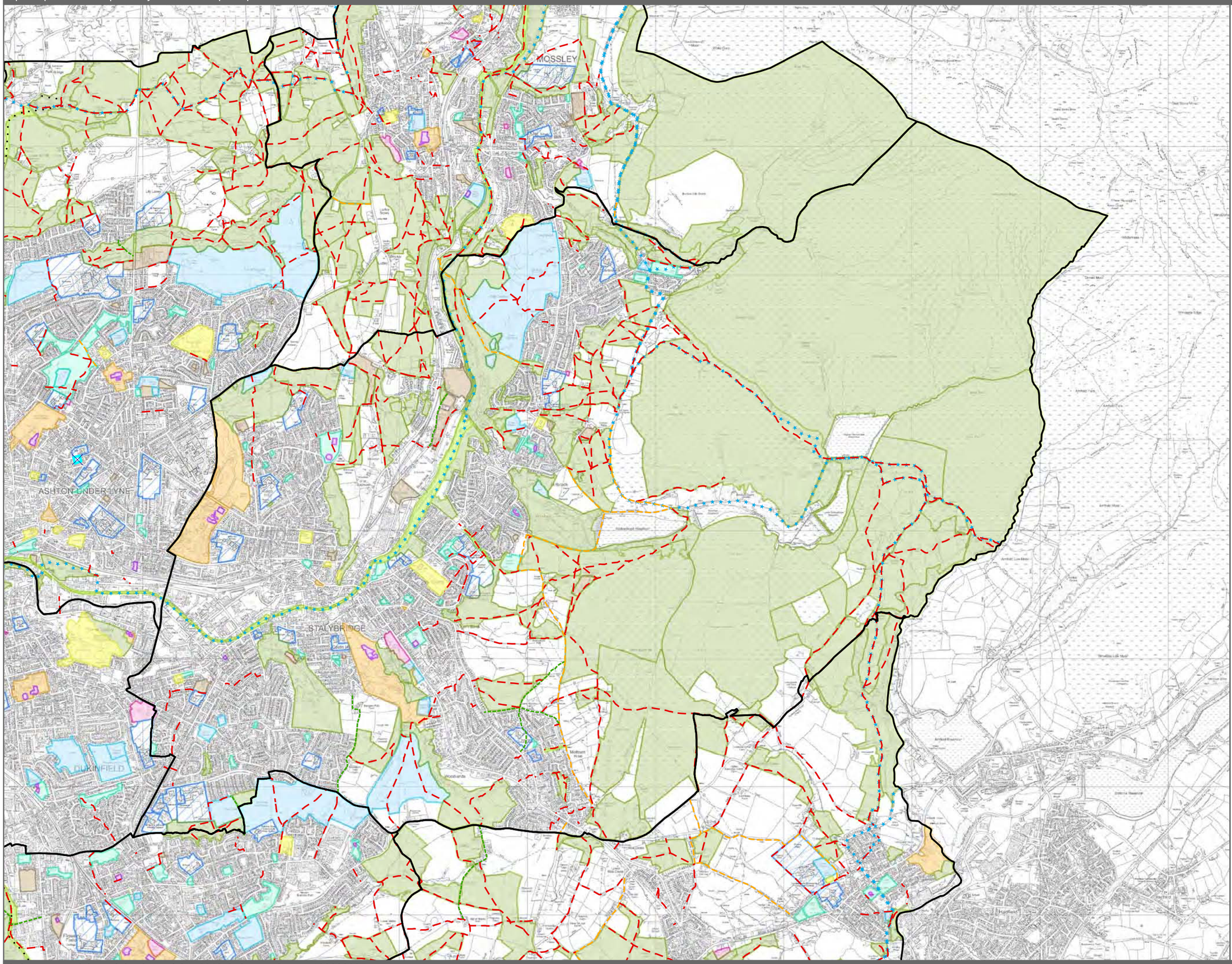
March 2018




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
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Publicly Accessible Open Space

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- School
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Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:26,800

0 620 1,240
m

Tameside Metropolitan Borough

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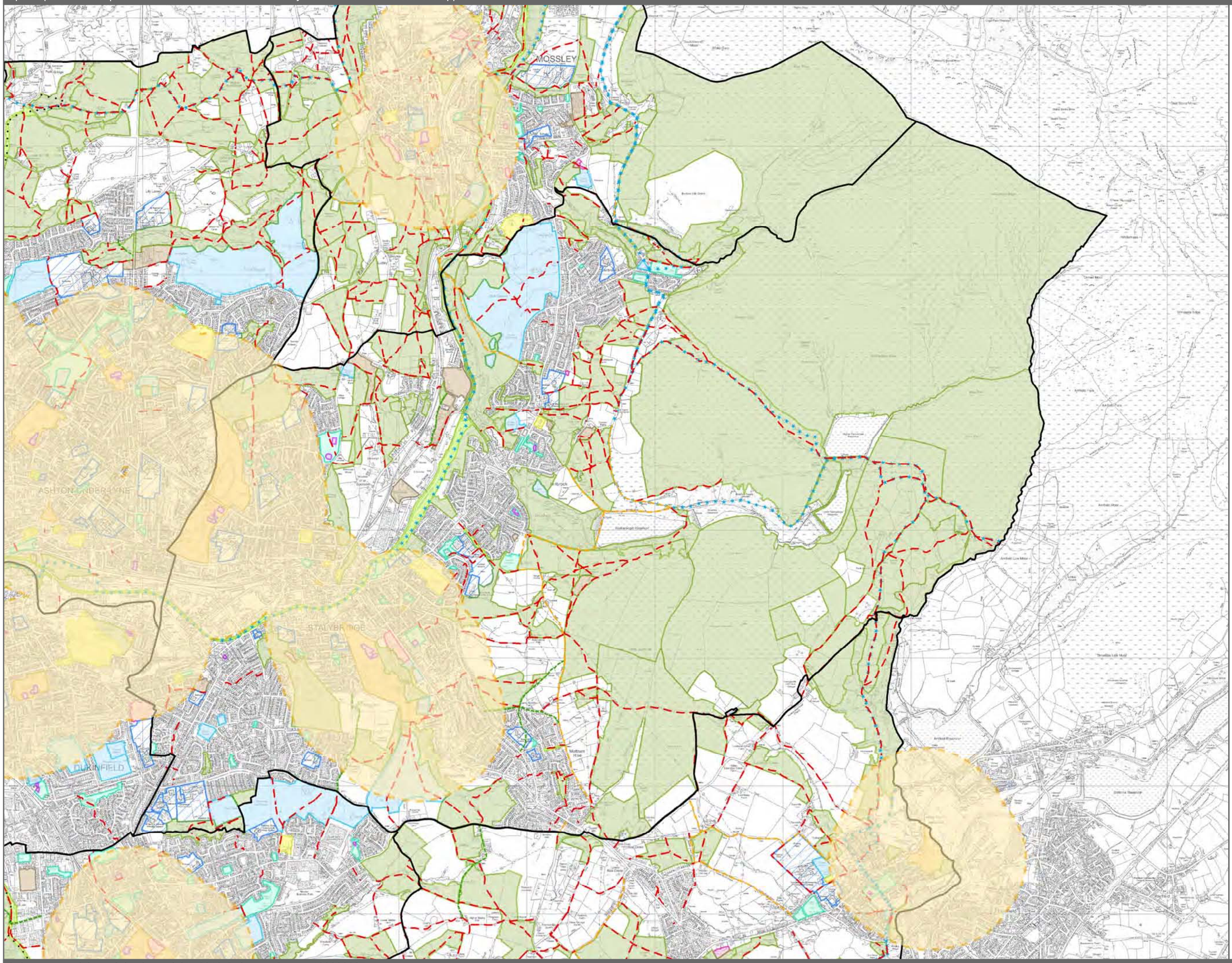
Open Space Review | Parks and Formal Garden Accessibility - 600m and 440m distances applied




Key

- Parks/Garden 600m / 440m
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- Bridleway
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- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:26,800

0 620 1,240
m

Tameside Metropolitan Borough

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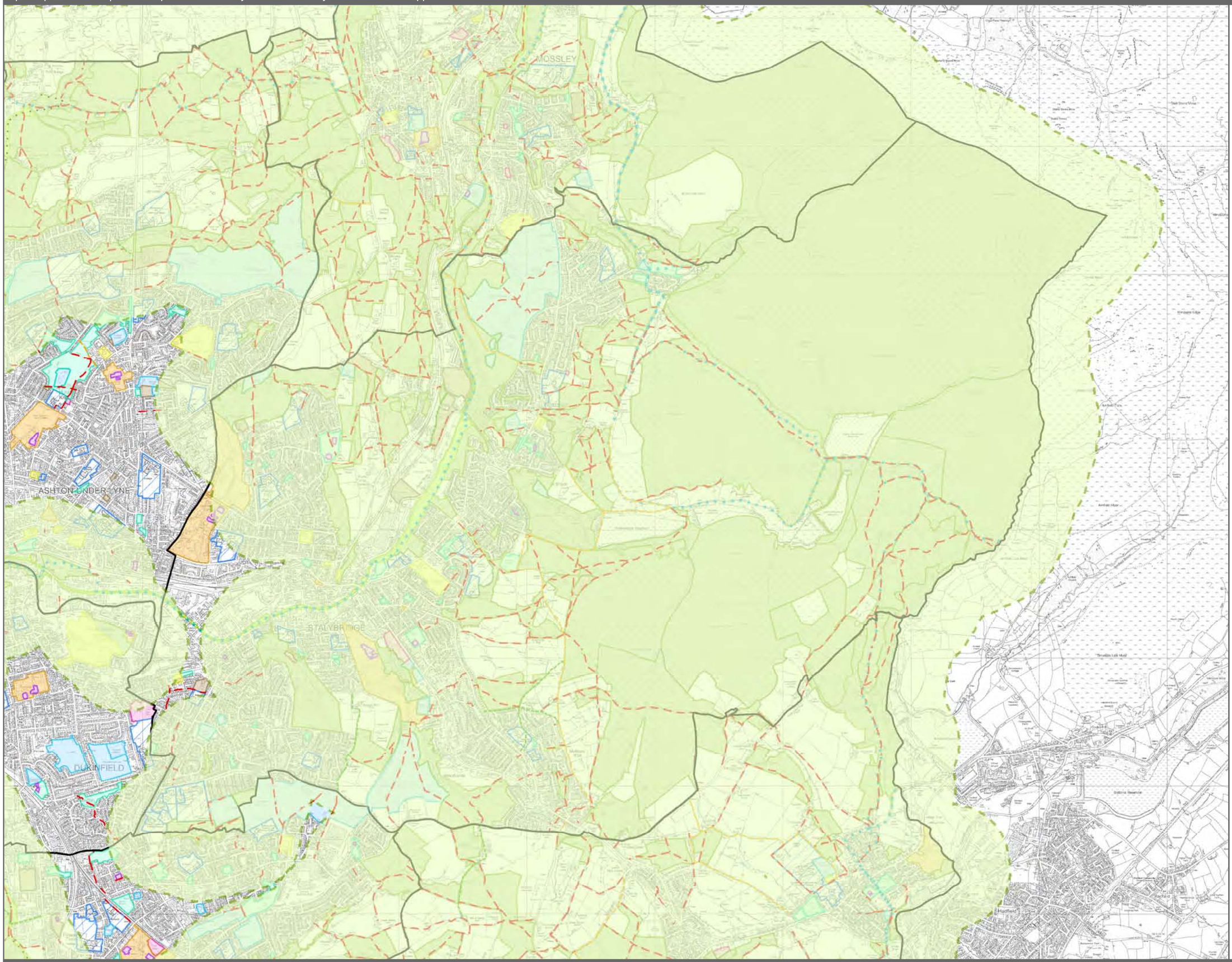
March 2018

Open Space Review | Natural Space and Countryside Accessibility - 440m distance applied




Key

- Natural Space/Countryside 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:26,800

0 620 1,240
m

Tameside Metropolitan Borough

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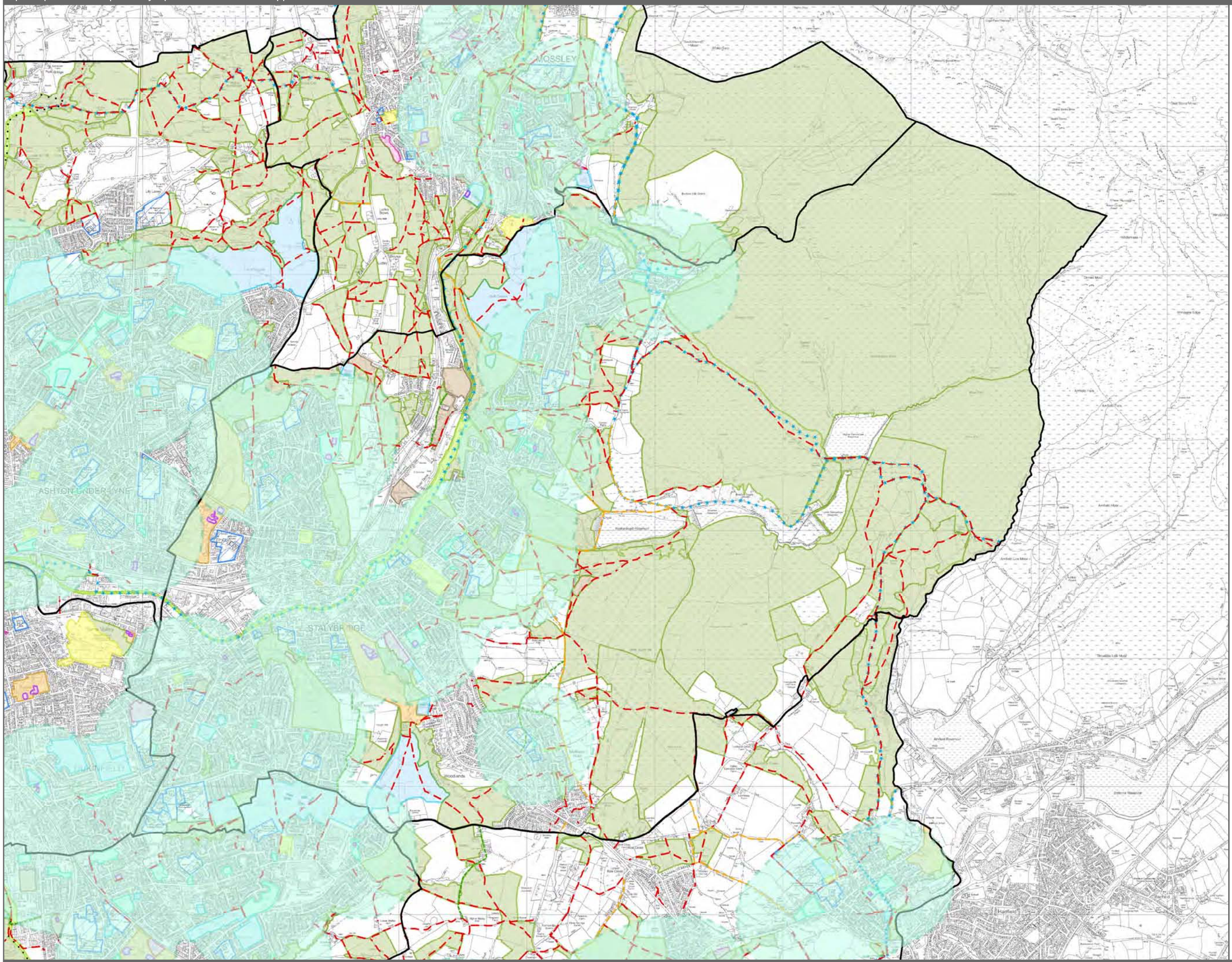
March 2018

Open Space Review | Amenity Space - 440m distance applied




Key

- Amenity Space 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:26,800

0 620 1,240
m

Tameside Metropolitan Borough

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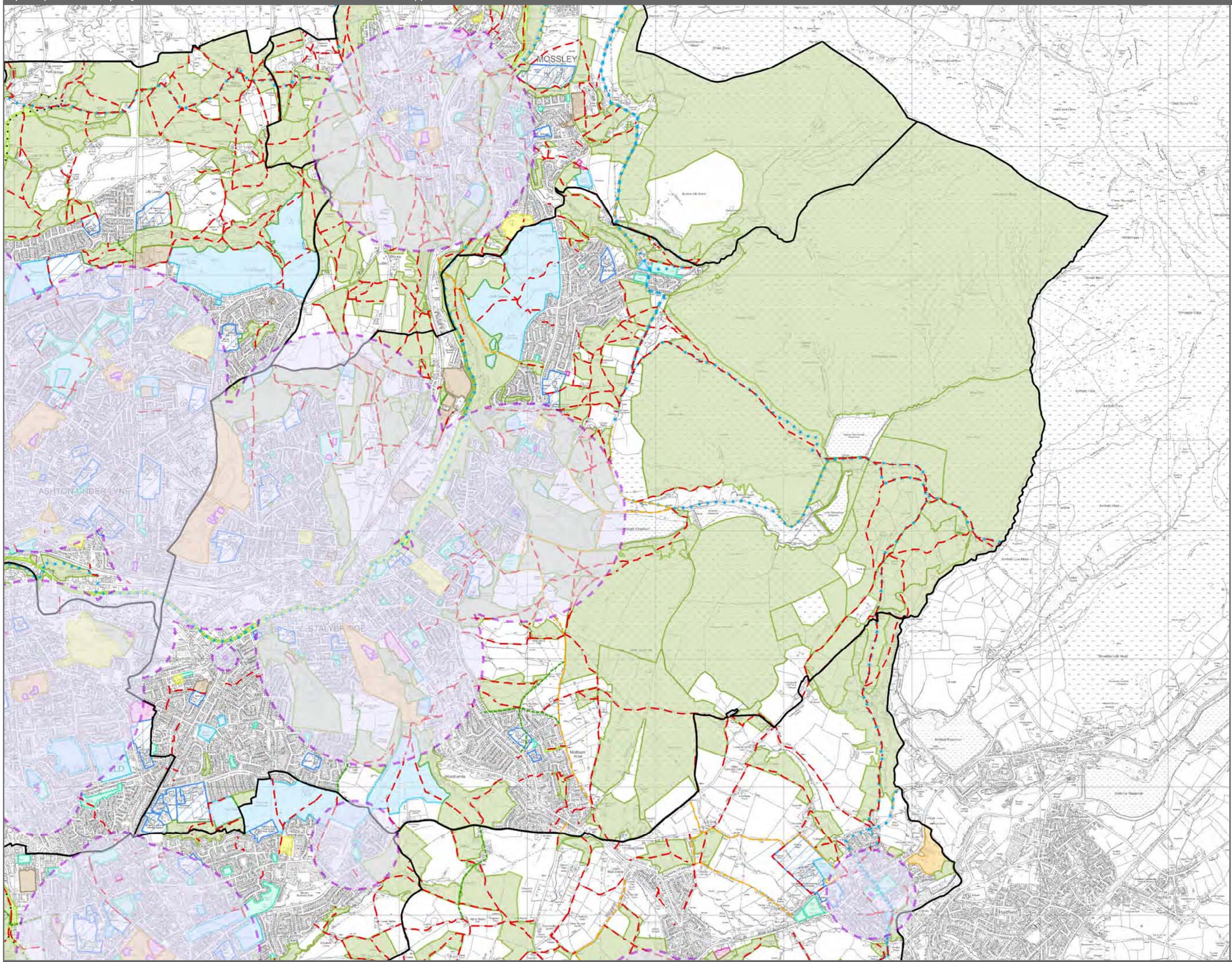
March 2018

Open Space Review | Play Area - 83m LAPs, 330m LEAPs, 825m NEAPs distance applied




Key

- Play Area 83m / 330m / 825m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:26,800

0 620 1,240
m

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March 2018

Allotments

Allotments

Key

Township

Other Open Space

Allotment

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:44,857

0 1,000 2,000
m

Tameside Metropolitan Borough

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March 2018

Cemeteries and Churchyard

Cemeteries and Churchyards

Key

Township

Cemetery / Churchyard

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:44,857

0 1,000 2,000
m

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March 2018

Green Corridor

Green Corridor

Key

- Township
- Green Corridor

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:44,857

0 1,000 2,000
m

Tameside Metropolitan Borough

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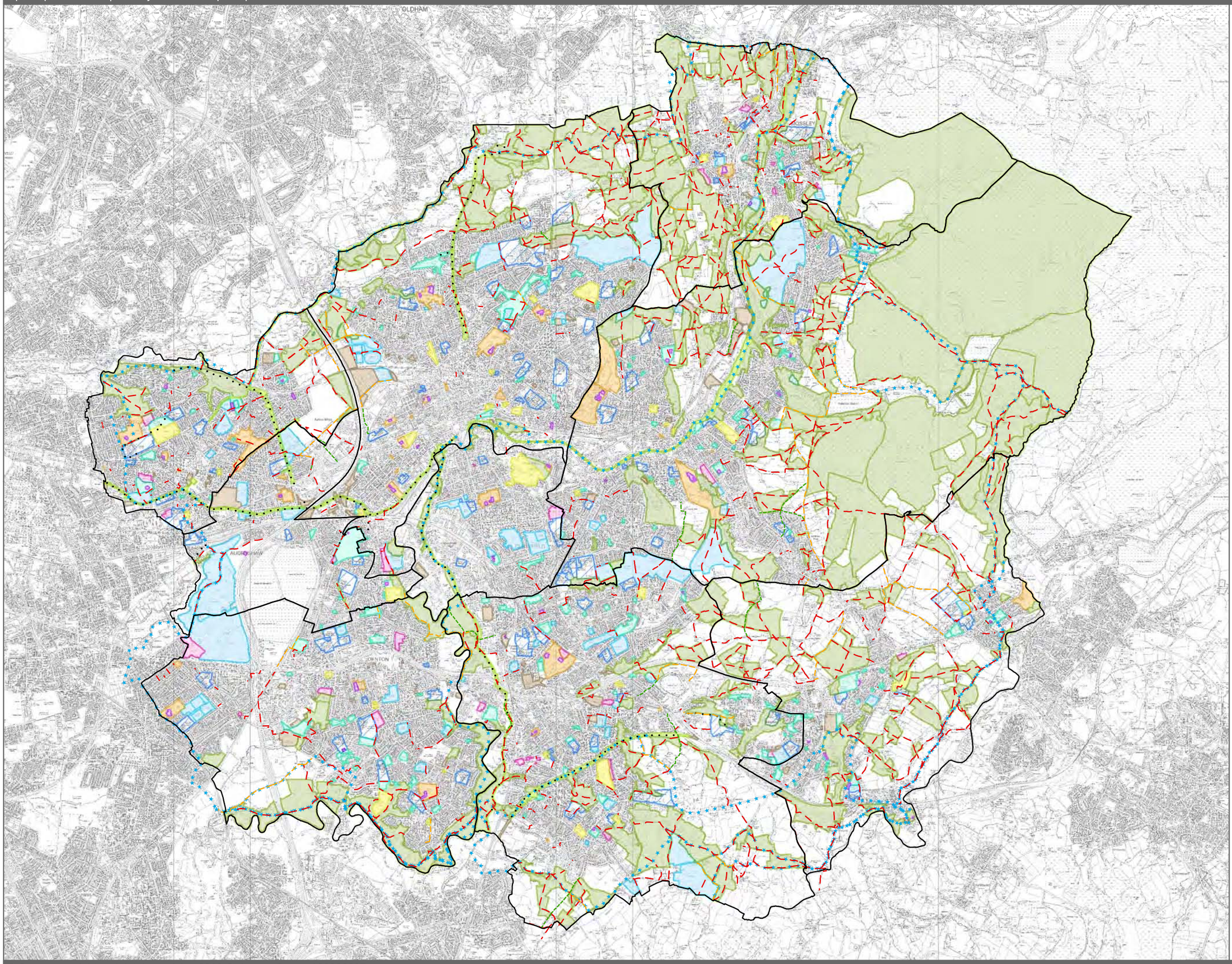
March 2018

Tameside

Open Space Review | Publicly Accessible Open Space




Key

- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:44,857

0 1,000 2,000
m

Tameside Metropolitan Borough

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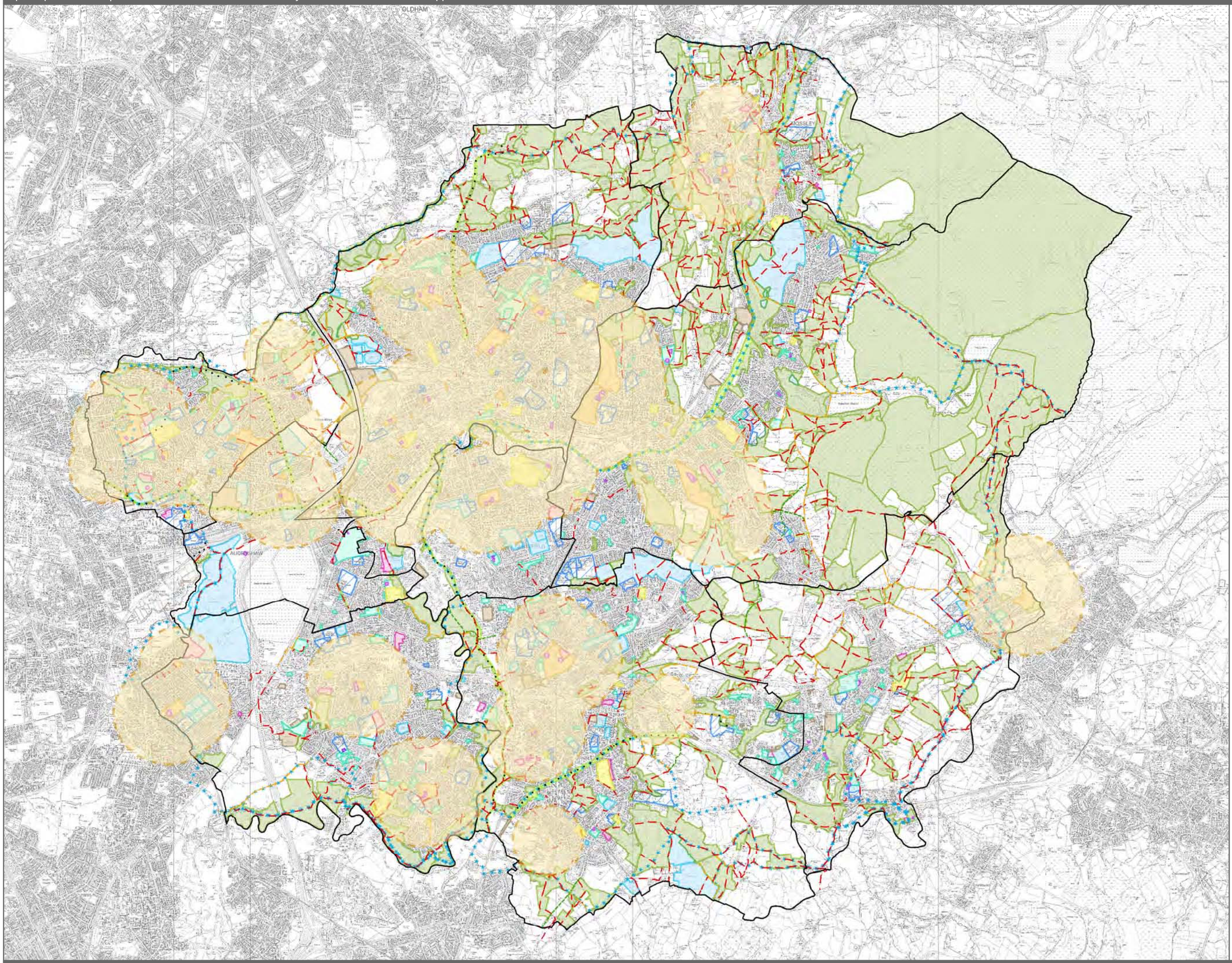
March 2018

Open Space Review | Parks and Formal Garden Accessibility - 600m and 440 distances applied




Key

- Parks/Garden 600m / 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:44,857

0 1,000 2,000
m

Tameside Metropolitan Borough

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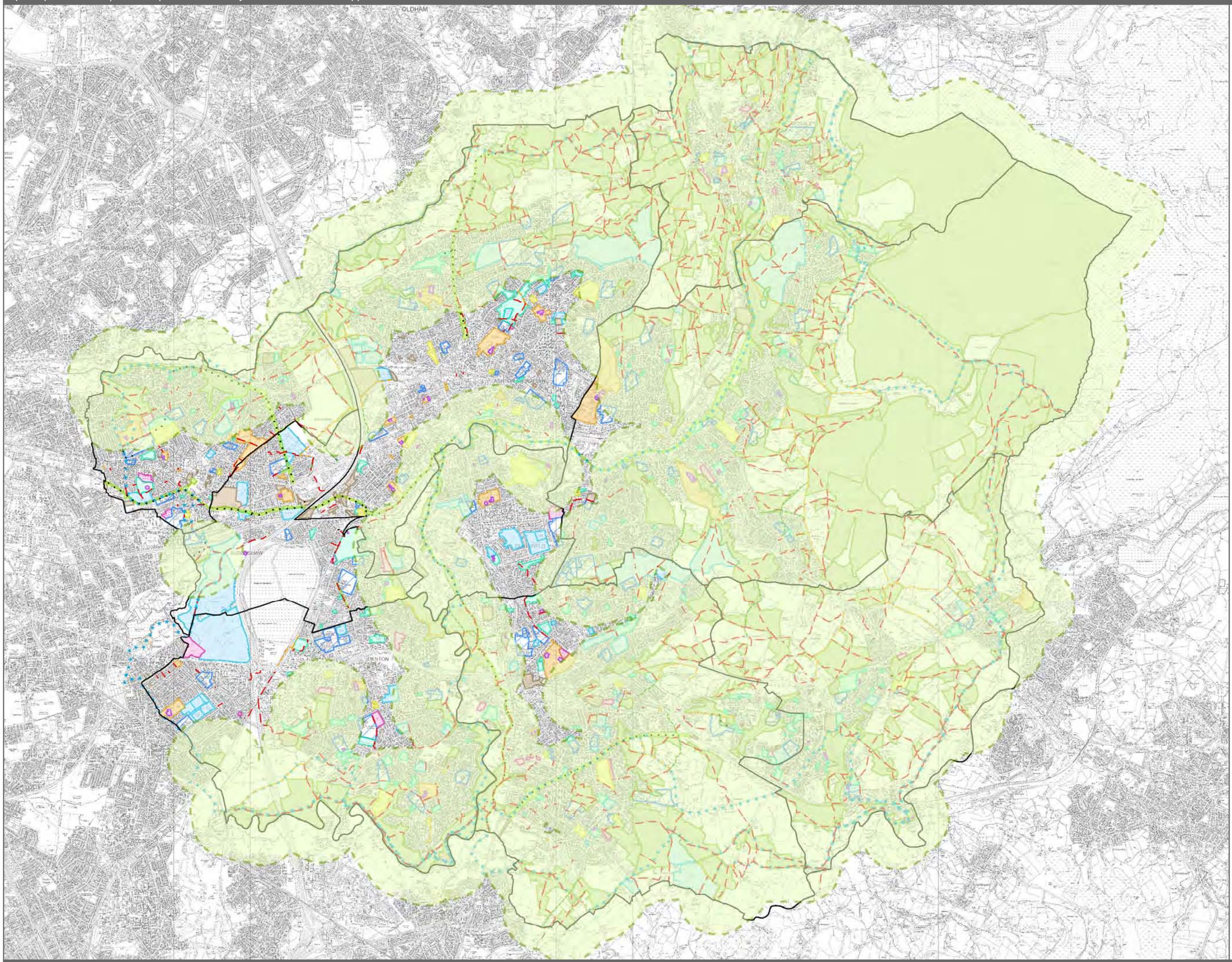
March 2018

Open Space Review | Natural space and Countryside - 440m distance applied




Key

- Natural Space/Countryside 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:44,857

0 1,000 2,000
m

Tameside Metropolitan Borough

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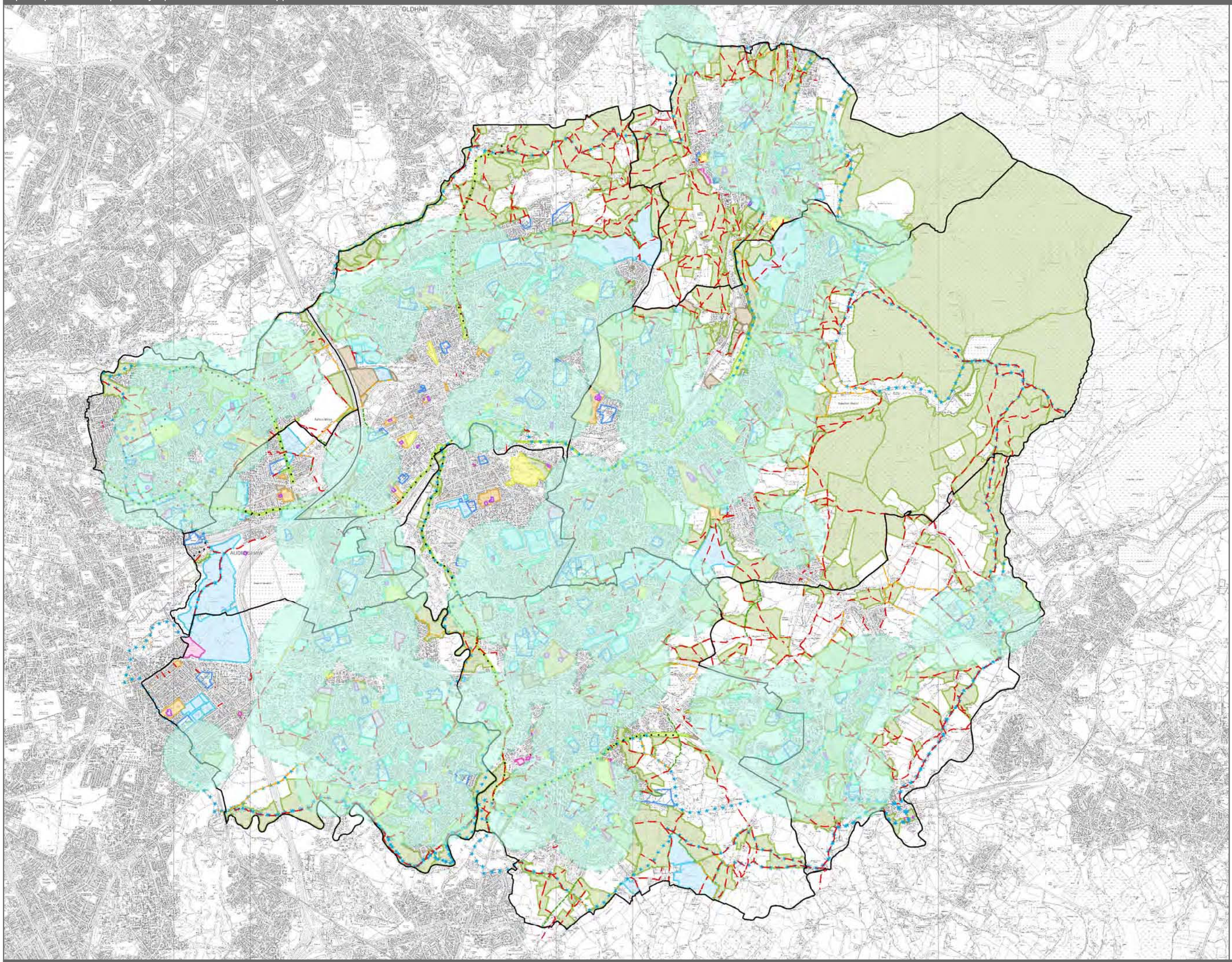
March 2018

Open Space Review | Amenity Space - 440m distance applied




Key

- Amenity Space 440m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:44,857

0 1,000 2,000
m

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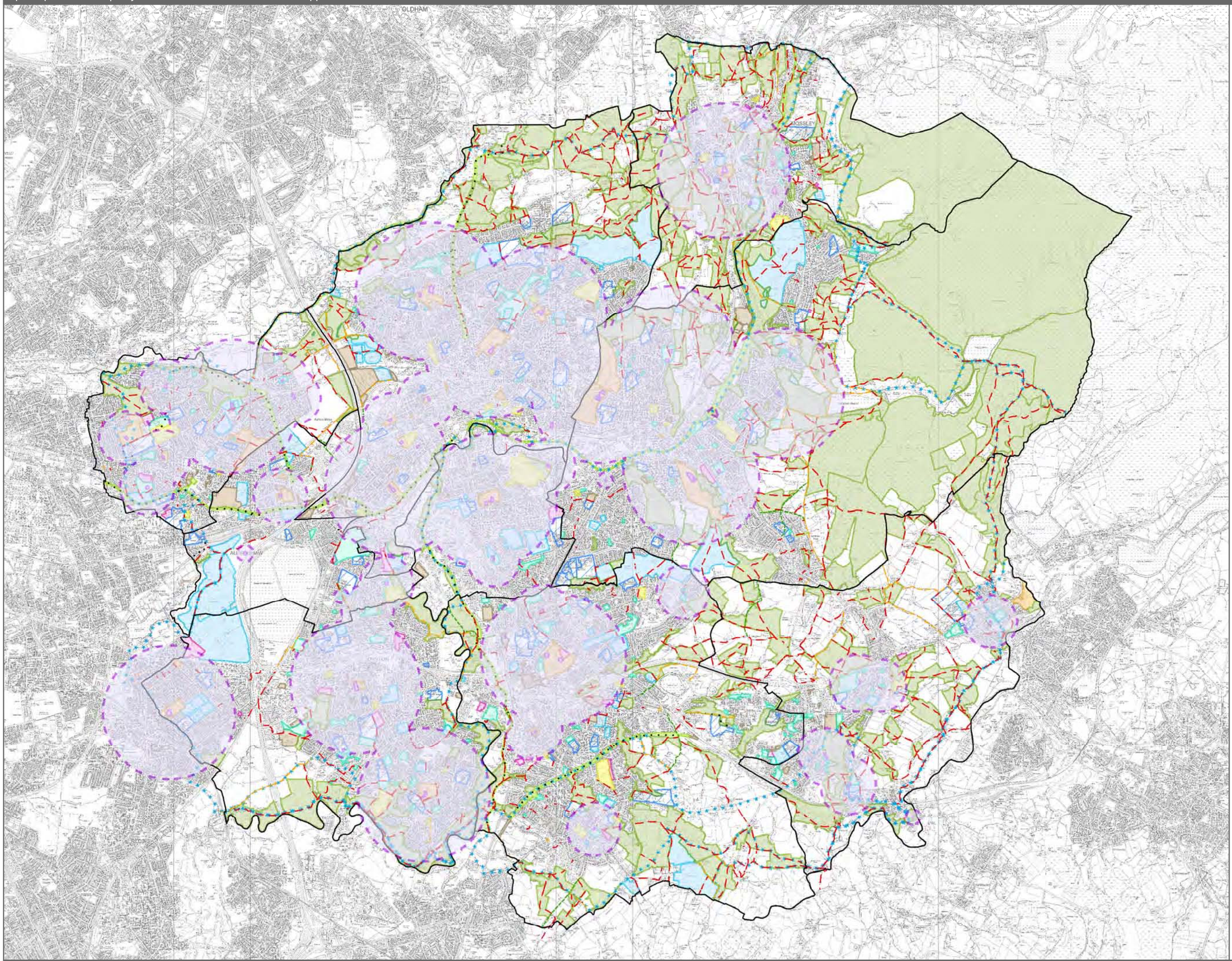
March 2018

Open Space Review | Play Areas - 825m/330m/83m distance applied




Key

- Play Area 83m / 330m / 825m
- Township

Rights of Way

- Footpath
- Bridleway
- Byway
- Other Off Road Routes
- Other Promoted Paths

Publicly Accessible Open Space

- Parks / Formal Garden
- Natural Space / Countryside
- Amenity Space
- Play Area
- Cemetery / Churchyard
- Green Corridor

Other Open Space

- Allotment
- Outdoor Sport / Recreation
- School
- Derelict Land

Tameside Local Plan
Open Space Assessment 2018

Scale at A3: 1:44,857

0 1,000 2,000
m

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March 2018