



**Taylor  
Wimpey**

**Former  
Hartshead High School**

**Taylor Wimpey  
Open Space Supporting Document**

January 2020

# Former Hartshead High School

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## The Outline Permission

The site comprises of the grounds of the former Hartshead High School which merged with Stamford High School in September 2008. Both schools were subsequently replaced on a new site off Broadoak Road to the west of Lees Road. The former school on the application site, which at the time was owned by Tameside Council, was subsequently demolished.

Being adjacent to an existing residential development, and due to the site's sustainable credentials in terms of public transport, it was decided that the site is ideally located for residential development. Tameside Council progressed an outline application for residential development on the site, which was approved by committee in November 2018.

The loss of the playing areas was fully assessed during the determination of the application, which is demonstrated in the committee report for that application. In summary, to mitigate the loss of the playing fields on the application site, investment was to be secured to enhance the quality of existing facilities at other locations.

The proposed mitigation package was reviewed by and agreed with Sport England. To secure its implementation, condition 23 was imposed on the decision notice which required a scheme to be submitted to and approved in writing by the Local Planning Authority for the provision of or enhancement to off-site public open space.

To address the deficiency of play areas in the vicinity, condition 21 was imposed which required the provision of an area of on-site children's play and informal recreation. The design and layout of this area and wider development shall incorporate the principles of active design and include a minimum of 5 items of play equipment.

Visual of western POS  
and play area

## The Reserved Matters Scheme

Taylor Wimpey have been working with the Council to develop a scheme for this site for over a year, which included significant dialogue a number of pre-application meetings and evolving the layout significantly, leading to this well-designed scheme.

In addition, public consultation has informed the proposals. An information leaflet including the draft proposals and contact information was distributed in March 2019 to over 1000 local residential and business properties, and a dedicated project website was set up so the draft proposals could be viewed and commented upon online. The feedback received resulted in a number of changes to the scheme including a reduction in the density of the southern parcel, and larger, more traditional open space/recreation areas.







Visual of western POS  
and play area

## Compliance with the Outline Permission

To address condition 21, a traditional play area is proposed to the west of the site. More than 5 items of play equipment are provided as follows:

- Spinner Bowl
- 2x Clamber Stack
- 5x Sets of Stepping Logs (four logs to a set)
- 4x Balance Walk
- 1x Slopping Balance Weave
- 1x Balance Slalom
- 1x Balance Junction
- Double Bay Swing
- Hammock

Seating with a bench and picnic table is also proposed.

The play area is RoSPA compliant and designed by Miracle Design & Play.

To address condition 23 of the outline permission, a Section 106 Agreement is being progressed alongside the Reserved Matters application which will secure a payment of circa £175,000 from Taylor Wimpey to the Council. The Council's Green Spaces team will use this funding to invest in an appropriate scheme of enhancement to existing facilities in the local vicinity.

## Compliance with Planning Policy

It is noted that there is no strict policy on the quantum of open/play space to be proposed within residential schemes, however Policy H5 of the UDP requires housing schemes to provide open space and facilities, proportional to the intended number of occupants, in a safe and convenient location within or in close proximity to the site.

Open space across the proposed scheme measures at 2.30 acres/ 0.93 hectares. This comprises of the play area shown above, in addition to the following 4 components:



Area designed to accommodate more open space.

**Western Kick-about Area**

In response to comments received at committee in December, Taylor Wimpey have amended the proposed layout and increased the amount of open space adjacent to the play area to ensure a suitable area for informal recreation.

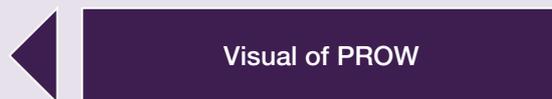
Visual of Northern Corner



## Northern SuDs Feature

The north-western corner of the site extends to 1291.7 square meters, is connected by paths to the adjacent streets and includes seating.





## Enhancement of the PROW

The existing Knott Hill reservoir Public Right of Way, which will run through the centre of the site, is proposed to be formalised and enhanced, maximising natural surveillance through fronted properties and encouraging pedestrian movement through the site.

## Incidental Areas of Open Space

The layout incorporates a number of areas of open space across the site, shown below, which help create a balanced scheme with a number of green features.

The adopted Tameside Design Guide confirms that where a development exceeds 286 dwellings, a category 1 green space (play area, informal green space, general amenity) will be required. The proposed scheme is for only 195 dwellings however provides the category 1 green space, therefore exceeding the standards set by this guidance.

### Site Layout Plan

**KEY**

-  Line to delineate extent of 1.8 metre high close boarded fencing
-  Line to delineate extent of 1800mm high brick piers with intermediate screen fence panels
-  Indicates existing trees
-  BDC removed trees and hedges
-  Randall Thorp – Proposed large shrub / small tree planting
-  Randall Thorp – Proposed hedge planting
-  Affordable housing





## Summary

It is demonstrated by the above that the scheme proposed by Taylor Wimpey is fully compliant with the requirements of the outline permission, relevant planning policy, and exceeds the guidance in Tameside's adopted Design Guide. Amendments have been made to the scheme to increase the amount of functional open space in the layout, in response to committee's comments in December.

As set out in the Officer's Report, the onsite open space is considered to be well proportioned to the scale of the development, and the Green Space Manager is supportive of the play area's location and the proposed equipment, and has confirmed that the additional open space provided is proportionate to the intended number of occupants.



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