From:

Address:

To:

planning.policy@stockport.gov.uk

navendu.mishra.mp@parliament.uk

cllr.john.taylor@stockport.gov.uk

cllr.david.sedgwick@stockport.gov.uk

cllr.dena.ryness@stockport.gov.uk

Andy Burnham : GM Combined Authority: [Query (icasework.com)](https://gmcaportal.icasework.com/servlet/servlets.app?type=Query&Login=false&st=EMBED&db=vS5B584tbyw%3D&csrfhash=PsYSCmQkhv5W7olzr4rVvsShyWPKrh3eAiLrFNQGP_bNf_DPx_jaTKaMqud0TJ_Ap941gWCzcYXUO7yPNFqFxpA9btdmRSTji6V7JzOZFir5rW0ztTL6SoKdakJJ-FS7.ntI7RWnn6MEgN5XCSvwz2g%3D%3D%7E%21)

Dated:

**PEEL MOAT OPEN SPACE**

1. I am writing to request the developable designation of Peel Moat Open Space (PMOS)is deleted and replaced with a Local Green Space (LGS) designation in accordance with the National Planning Policy Framework, the criteria for which the site meets. I also request my comments are included as part of the upcoming SMBC public consultation and review of planning policy.
2. The site is approximately 1.5 hectares in size, is not part of Green Belt or subject to covenant. There are no extant planning permissions granted on the site other than the SMBC approved plan to restore a significant part of the site as an informal recreation and open green space.
3. The grass surround of the astro turf pitch has over time rewilded naturally, extensive bramble growth has developed as a habitat for a variety of birds, foxes, badgers, and rodents. Frogs and toads breed on the wetter part of the surround and in the swale, which is visited by heron and Canada geese and a variety of other birds. Since the pitch has become derelict willow, birch and oak trees have grown on site as has dogwood and a range of wildflowers. Bees and other pollinators are very evident throughout.
4. The part of the site adjacent to the playground has seen considerable tree and other planting by the SMBC which has continued this year (2024). There are also plans by SMBC to plant trees on the astro turf surround.
5. It is noted the proposed LGS is:
	* designated by SMBC as developable.
	* designated by SMBC as within the green chain.
	* designated by SMBC as an open space.
	* linked to the strategic walking network and adjacent to the strategic open space of Heaton Moor golf course which is accessible by footpaths from the proposed LGS.
	* It is not included in the SMBC brownfield sites register.
6. The proposed LGS is a very popular and well used resource. It is very close to extensive residential housing across the Heatons and beyond, and benefits from several pedestrian and cycle routes with the potential to enhance the existing green chain. Heaton Manor estate (262 dwellings) has pedestrian access points to the proposed LGS and at its nearest point is 50m from the site. Harmsworth Drive and the adjoining roads are within 50m of the proposed LGS. Burnage is accessed via a footpath across the Heaton Moor Golf course. There is convenient pedestrian and cycle access over the railway line which runs parallel to Tatton Road and four pelican crossings over the A6 which ease pedestrian access from Heaton Chapel and Reddish. There are extensive interconnected and far-reaching non-vehicular routes linked to the site, as detailed in the strategic walking network and the TfGM interactive map. <http://tfgm.pindarcreative.co.uk/>
7. The highly popular trim trail and Peel Moat play area falls under thedevelopable designation. It should be noted these were financed in part by funds provided by Bellway Development under s106 agreements related to Heaton Manor Estate and PMOS. An open spaces commuted sum of £335,017.87 was received across two payments. The play element was invested in the Peel Moat play area. Additionally, £405,000 as part of s106 agreements with Bellway also related to Heaton Manor estate and PMOS was made for replacement sports provision as follows**: North Reddish for pitch improvements (£92,918.97), Crescent Park fitness track with outdoor gym (£106,489.58) and Peel Moat for an access path with fitness trail (£55,646.83).**
8. **The current developable designation of the site is perverse and questionable. Additional factors against an ongoing developable designation are as follows:**
	1. an open space assessment was not conducted before Heaton Manor planning permission was granted. In allowing development of Heaton Manor SMBC permitted a breach of the open space standards in relation to the permitted population density to open space ratio and play facilities. Therefore, to allow further development on PMOS would be a further breach of the open space standards, thereby compounding the initial failure to follow appropriate planning processes.
	2. **the shortfall of play and recreation sites in Stockport and specifically in the Heatons. (Kavanagh Page 2017 report).**
	3. **the landlocked nature of the site.**
	4. **the congested and narrow vehicle access via Harrow Drive.**
	5. **the finite capacity of St Thomas Primary school**
	6. **it is not a SMBC designated brownfield site, nor does it fall within the definition of previous development.**
	7. **the extensive surface water run off problem which would be exacerbated by further development with the increased risk of jeopardizing the viability of the Heaton Moor Golf course, (a strategic green space).**
	8. **There have been numerous commitments from SMBC via the Ward Committee that residential development of the site is neither imminent nor is it supported by the three Ward Councillors. Additionally, the SMBC approved planning application to restore the site as an informal recreation space** indicates the continued “developable “designation is inappropriate nor is it supported by a significant number of residents and local groups, as shown by two recent petitions related to the status of the site which have been signed by over 700

 local residents.