



Manchester City Council

Local Green Space Assessment

Prepared For: Manchester City Council

Document Reference: 11664.001

June 2026

Version 3.0

TEP
401 Faraday Street
Birchwood Park
Warrington
WA3 6GA
Tel: 01925 844004
Email: tep@tep.uk.com
Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Document Title	Local Green Space Assessment
Document Ref	11664.001
Version	Version 3.0
Prepared For	Manchester City Council

Author	Jonathan Pannell
Date	June 2026
Checked	Francis Hesketh
Approved	Rebecca Martin

Amendment History					
Version	Date	Modified by	Check/ Approved by	Reason	Status
1.0	09/06/26	JP	FH/RM	Issued for client comment	Draft
2.0	24/06/26	JP	RM	Issued for client comment	Draft
3.0	29/06/26	JP	RM	Updated following client comment	Final

Contents

Introduction	3
Policy Context	5
Methodology.....	8
Stage 1 Assessment.....	14
Stage 2 Assessment.....	18
Stage 3 Assessment.....	20
Recommendations.....	25

Appendices

- Appendix A: Stage 1 Assessment Proformas
- Appendix B: Stage 3 Assessment Proformas
- Appendix C: Proposed Local Green Space Locations
- Appendix D: Locations of Consultee Responses for Hough End Sites

Introduction

Context

- 1.1 Local Green Space (LGS) designation is a way to provide special protection against development for green of particular importance to local communities. Local Plans and Neighbourhood Plans can designate green areas as LGS to give them this special protection under the National Planning Policy Framework (NPPF) paragraphs 106 to 108.
- 1.2 Manchester City Council (hereby referred to as 'the Council') are preparing a new Local Plan. A Call for Sites exercise was undertaken during the Regulation 18 consultation on the draft new Local Plan in autumn 2025 and 44 sites were submitted by community groups for proposed LGS designation. The proposed sites for LGS designation by the Council will be included in the final draft Local Plan at Regulation 19 stage.

Purpose and Scope

- 1.3 This LGS Assessment is made to inform the preparation of the new Local Plan.
- 1.4 TEP was commissioned by the Council in March 2026 to assess the proposed sites for LGS designation against a set of criteria grounded in the NPPF and Planning Practice Guidance (PPG), and make recommendations on which sites should be designated in the new Local Plan.
- 1.5 The assessment has been undertaken in two stages with different sets of criteria, which in outlined in the Methodology at Chapter 3.
- 1.6 This LGS Assessment has the following structure:
 - Context, Purpose and Scope of the LGS Assessment (Chapter 1);
 - Review of national policy (Chapter 2);
 - Methodology (Chapter 3);
 - Stage 1 Results (Chapter 4);
 - Stage 2 Results (Chapter 5);
 - Stage 3 Results (Chapter 6); and
 - Recommendations on which sites should be designated as LGS (Chapter 7).

- 1.7 Detailed assessment tables for each site are provided at Appendix A and Appendix B, the location of proposed LGS are at Appendix C, and the locations of consultee responses on sites with available data is provided at Appendix D.

Policy Context

National Planning Policy Framework

- 1.8 The NPPF was updated in December 2024 and sets out the Government's planning policies for England and how these are to be applied. The NPPF is a material consideration in decision-making and Local Plan making. The assessment has taken account of both the 2021 and 2024 versions of the NPPF based on the fact the draft Local Plan is consistent with Places for Everyone, which was examined under the 2021 NPPF; and accounting for very minor wording changes to the relevant section on Local Green Space between the 2021 and 2024 versions of the NPPF.
- 1.9 Paragraphs 106 to 108 in the NPPF set out the LGS designation as a way for communities to identify and protect green space of particular importance to them through local and neighbourhood plans. Designating land as LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. LGS should be capable of enduring beyond the end of the Local Plan period.
- 1.10 For the LGS designation to be used the green space must be:
- In reasonably close proximity to the community, it serves;
 - Demonstrably special to the local community and holding a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife; and
 - Local in character and not an extensive tract of land.
- 1.11 The NPPF states that local policies and decisions for managing development within a LGS should be consistent with national policy for Green Belts.

Planning Practice Guidance

- 1.12 Planning Practice Guidance (PPG) supports the NPPF and provides guidance on all aspects of the planning system, including open space.
- 1.13 The PPG (in its section on Open space, sports and recreation facilities, public rights of way and local green space available at www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space) explains that the designation of LGS:
- Should not be used to undermine the aim of plan making to identify sufficient land in suitable locations to meet identified development needs;

- Will rarely be appropriate where the land has planning permission, although exceptions could be where development would be compatible with LGS designation or the planning permission is no longer capable of being implemented;
- Must be reasonably close to the community it will serve, such as within easy walking distance, but this would depend on local circumstances;
- May be designated where those spaces are demonstrably special to the local community;
- If land is already protected by designation, then consideration should be given to whether any additional benefit would be gained by LGS designation;
- Has no size criteria but a degree of judgement will be needed, and the green area should not be an extensive tract of land;
- Will not be appropriate as a blanket designation of open countryside adjacent to settlements;
- Should not be used as a 'back door' way to achieve a new area of Green Belt by another name;
- Does not need to have public access. Any additional access would be matter for the land owner;
- Does not need to be in public ownership, but the Local Planning Authority would need to notify the landowner about any proposals to designate their land as a local green space at an early stage; and
- Would provide a site with protection consistent with Green Belt but otherwise does not introduce any new restrictions or obligations on landowners (The Court of Appeals ruled in the case *Lochailort Investments Ltd v Mendip DC* [2020] that a neighbourhood plan policy requiring development on LGS to enhance the space was unlawful).

Local Policy

- 1.14 The Council's Local Plan guides development within Manchester and consists of the following documents
- Places for Everyone Joint Development Plan
 - Core Strategy
 - Proposals Map
 - Extant Unitary Development Policies
 - Greater Manchester Joint Waste DPD
 - Greater Manchester Joint Minerals DPD

- 1.15 The emerging new Local Plan will replace the Core Strategy, Proposals Map and extant Unitary Development Policies.. The policies contained in the emerging new Local Plan will be consistent with the adopted development plan, in particular Places for Everyone.

Methodology

- 1.16 The LGS Assessment methodology has been agreed with the Council and produced in line with the guidance provided in both the NPPF and PPG. The stages of the assessment are explained below.

Review of Preliminary Assessment

- 1.17 The Council's planning officers undertook a preliminary assessment of 44 sites submitted to the Call for Sites for the Council to designate land as LGS and subsequently shortlisted sites for full assessment. In the preliminary assessment, the Council considered factors such as whether the proposed site has a defined boundary and whether it is in use as a green space or something incompatible with LGS designation. The Preliminary Assessment precedes the full Stage 1, Stage 2 and stage 3 assessments described below.
- 1.18 At the preliminary assessment the Council shortlisted 17 sites for full review.
- 1.19 TEP reviewed the preliminary assessment undertaken by the Council, and agreed on 17 shortlisted sites, based on guidance from the NPPF and PPG cited at Chapter 2. The criteria for the preliminary assessment, assessed whether the site had potential to hold particular local significance based on what the site consists of and location. For example, sites for grass verges along the highway were discounted from further assessment because, although such sites may be demonstrably special to the local community, they would not hold a particular local significance (as referred to at paragraph 102 of the 2021 NPPF).

Shortlisted Sites

- 1.20 Following the review of the preliminary assessment by TEP, the confirmed shortlisted sites for the LGS assessment are (see locations in Appendix C):
- Carlton Club;
 - Ryebank Road;
 - Sackville Gardens;
 - Godfrey Ermen Playing Field;
 - Lower Medlock;
 - Hough End - The Clough;
 - Hough End - North Field;
 - Hough End - South Field;

- Sandhills Park;
- Old Granada Studios;
- Granary Gardens;
- Pioneer Quay;
- Beaufort Street Corner;
- Roman Gardens;
- Bob's Hill;
- Chorlton Community Garden; and
- St John's Gardens.

Stage 1 Assessment

1.21 The first stage is to consider whether designating a site as LGS would be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and essential services. A desktop assessment has been undertaken to review shortlisted sites to determine whether designation as LGS would be consistent with the local planning of sustainable development, and in particular, whether designation would undermine the aim of meeting identified development needs. The following main factors are considered when performing that assessment. The factors are set out in order of importance; starting with those factors which are likely to be attributed greater weight.:

- Are there any existing planning permissions on the site which are capable of being implemented? If so, would the development for which planning permission has been granted be compatible with a LGS designation? This has significant weight and any sites with planning permission for development which is not compatible with LGS designation are to be discounted as LGS.
- Are there any Places for Everyone allocations that allocate the site for development? This is part of the development framework and so has significant weight. Any sites allocated in Places for Everyone for development which is incompatible with LGS designation would be discounted.

- Are there any alternative designations proposed in the emerging Local Plan?
The Manchester Local Plan is a Part 2 plan to Places for Everyone. Manchester is delivering a large proportion of the housing need identified through Places for Everyone. Provision is being made, on a range of different sites of different sizes to enable delivery across the City, consistent with Places for Everyone. The Local Plan does not have any allocations, but it does identify key growth locations which will accommodate the majority of housing and employment floorspace and are key to delivering the scale of development required. Although the Local Plan is at draft stage, LGS designation is being proposed by the same Local Plan and must be consistent with the Local Plan as a whole. Consideration would be given to whether a LGS designation would prevent the delivery of development identified within a Growth Location or any other site.
 - Is there a development framework approved by the Council for the site? Many of the sites that are important, either for the delivery of the volume and/or range of housing types have development frameworks that have been approved by the Council as a material planning consideration. These include areas identified as Growth locations and some smaller sites. They have been written, to be aligned with planning policy and to demonstrate how the sites could be developed to deliver the scale and type of housing and employment provision required within Manchester. Where there is an approved development framework, consideration will be given as to whether a LGS designation would be compatible with the form of development proposed.
 - Is this site identified within the Council's 2025 Strategic Housing Land Availability Assessment (SHLAA) or Employment Study? These reports identify land which is suitable for housing or employment development. The SHLAA 2025 has more supply than the housing requirement, allowing for flexibility. The SHLAA and Employment Study both have limited weight when considering individual sites because they do not form part of the Development Plan and a site being suitable for housing or employment is not a reason to prevent it from having an alternative use. However, the Local Plan needs a significant number of SHLAA and employment sites to be delivered to meet housing and employment floorspace targets, and to enable the different types of housing to be delivered to meet housing needs. The removal of these sites from the housing or employment supply will be given weight in this assessment.
- 1.22 Proformas have been produced for each site with a brief commentary against the factors and recommendations for which sites should move to the next stage. These proformas are included in Appendix A, and a summary of the Stage 1 Assessment is provided in Chapter 4.

Stage 2 Assessment

- 1.23 Stage 2 considers whether a LGS site is capable of enduring beyond the end of the emerging Local Plan period. This would assess if the site would likely be developed for a use inconsistent with LGS designation.
- 1.24 Stages 1 and 2 identify which sites should be subject to further detailed analysis at Stage 3, and which should not be progressed. Where applying those factors, and exercising an evaluative judgment, it is concluded that designation of a site as LGS would not be consistent with the local planning of sustainable development or ensure beyond the plan period, it will not progress to the next stage.

Stage 3 Assessment

- 1.25 A site visit and detailed desktop assessment has been completed for each site which was taken forward to Stage 3. Site visits were undertaken by a MRTPI accredited and experienced town planner, using a systematic approach. The entirety of each site was observed by walking the site. The Stage 3 Assessment considers the following issues :

Is the site in reasonably close proximity to the community it serves?

- 1.26 The assessment uses a straight line 'buffer' of 480 metres from the site perimeter to define proximity for the community and how connected the site is with its surrounding residential areas. It is common practice for local planning authorities to choose their own distance threshold to determine whether the site is in close proximity to the community it serves.
- 1.27 The draft Local Plan uses 480m as the accessibility standard for Amenity Greenspace, and 710m for Parks and Gardens. The Amenity Greenspace distance has been used because LGS sites can be of the same scale. The amount of consultee responses on a particular proposed LGS will be measured according to how many are from people who live within the 480m buffer, as described below.

Is the site demonstrably special to the community it serves?

- 1.28 When available, the review assesses the number and the content of consultation responses in support of, or opposed to a LGS designation which are from an address within the 480m buffer. The data for this was only available for Ryebank Road and the Hough End sites, which received comments from the general public. Ryebank Road was not progressed to Stage 3 and so the locations of consultation responses within the 480m buffer was not assessed. Hough End did progress to Stage 3 and so this data was used in the assessment. The other sites were supported by a community group for each site.

Is the site used and appreciated frequently by the community?

- 1.29 Call for Sites submissions were studied to look for evidence that the site is demonstrably used and appreciated frequently. The site visit looked for signs of frequent and continuous use and observed the range of users e.g. walkers, dog walkers, sports, organised groups, education, picnics, playing etc. Any lack of users observed will not carry weight As only a single visit had been undertaken.

Does the site hold a particular local significance because of its beauty, historic significance, recreational value, richness of wildlife or tranquillity?

- 1.30 This was assessed by the site visit and reviewing Call for Sites submissions. A site only needs to meet one of these five example attributes to be considered to hold a particular local significance. The different factors which measure special local significance are outlined below:

Beauty:

- A 'special' contribution to the attractiveness of the area through local character, landscape, or flora.
- Being specifically mentioned in any landscape or similar designations.
- Being highlighted in literature or art, such as a well-known poem or painting.

Historic Significance:

- The site having archaeological value and/or local historical significance.
- Specific mention in a conservation area appraisal.
- Providing the setting for a listed or locally listed building or feature.

Recreational Value (including use as a playing field):

- Local significance or recreational value.
- What makes the site 'special' compared to other formal or informal recreational facilities locally (most amenity spaces, parks, sports pitches or allotments, as examples, are unlikely to meet the criteria fully on their own).

Richness of Wildlife:

- 'Special' species found at the site and/ or habitats that support wildlife such as ponds, hedgerows, or mature trees.
- Formal designation such as a Site of Special Scientific Interest or a Site of Biological Importance, which make the site 'special'.
- Formal designation as a Local Nature Reserve, or noted in the Local Nature Recovery Strategy as a Core Local Nature Sites.

- Presence of Priority Habitats - as shown on the National Inventory curated by Natural England.

Tranquillity:

- A degree of remoteness is expected (through being some distance away from roads or busy areas) whilst being in close proximity to the community.
- A space where the community can escape for quiet contemplation and reflection. Positive factors such as landscape, woodland, water, and hearing natural sounds such as birdsong, an absence of human activity or even silence.

Is the site local in character and not an extensive tract of land?

- 1.31 The assessment considers whether the site feels as though it is part of the local area and how it connects to the local area. The assessment is made by site visit, satellite mapping and considering the site size.

Is the site publicly accessible?

- 1.32 This requires a check on whether the site is owned by the Council. If not does the landowner place any constraint on public access.

Are there other designations for protection from development on the site?

- 1.33 The assessment checks for designations such as Green Belt, Conservation Area and Village Green using online mapping. If the site is already protected by such a designation, the assessment considers whether the site would benefit from LGS designation, including whether additional local benefit would be gained.

Evidence

- 1.34 Proformas are produced for each site with commentary against the criteria, and a conclusion with a recommendation for whether the site should be designated as LGS.
- 1.35 Sites will fail the assessment if they are not appreciated by the local community, have no special significance, are not in close proximity to the community they serve, not local in character or have other designations for protection which mean the site would not benefit from LGS designation.
- 1.36 Site proformas are included in Appendix B, and a summary of the Stage 3 assessment is provided in Chapter 5.
- 1.37 Following assessment against the Stage 3 criteria, recommendations are made on which sites should be designated as LGS. This is outlined in Chapter 7.

Stage 1 Assessment

- 1.38 This stage assessed whether the designation of any of the proposed sites as LGS would be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and essential services
- 1.39 Chapter 3 sets out the methodology and lists the documents that are used for assessment and the relative weight that they carry. A summary of the Stage 1 Assessment results is described below, and the full assessment proformas are provided in Appendix A.
- 1.40 The following sites were assessed as making no contribution to identified housing/employment need, have no existing planning permission incompatible with LGS designation and have no alternative designations for development in the draft Local Plan.
- Carlton Club;
 - Sackville Gardens;
 - Godfrey Ermen Playing Field;
 - Hough End - The Clough;
 - Hough End - North Field;
 - Hough End - South Field;
 - Old Granada Studios;
 - Granary Gardens;
 - Pioneer Quay;
 - Beaufort Street Corner;
 - Roman Gardens;
 - Chorlton Community Garden; and
 - St John's Garden.
- 1.41 Consultation responses for the Hough End sites received support overall, rather than site specific comments, so this is treated as three sites combined into one area for the analysis of consultee response locations.
- 1.42 Four sites were identified as having potential to meet development needs, and were subject to more detailed assessment, using the methodological tests outlined for Stage 1 assessment, as described at Chapter 3. The assessments are set out below.

Ryebank Road

Would the designation of the site at Ryebank Road be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and essential services?

- 1.43 The site has not been allocated for development by the PfE, adopted Local Plan or emerging Local Plan.
- 1.44 The site contributes to meeting an identified housing need. It is covered by the Ryebank Road Development Framework which was approved by the Council in 2019 as a material planning consideration. This sets out the form of development that could take place on this site which includes family and affordable housing. Designating this site as LGS would not be compatible with delivering this housing.
- 1.45 The site is identified in the SHLAA 2025 as capable of delivering 140 dwellings. As noted in Chapter 3 the Local Plan needs a significant number of SHLAA sites to be delivered to meet housing targets. There are considerably fewer sites identified in the SHLAA 2025 in the south of the city, most are in or near to the City Centre and the north of the city. This site, as evidenced by the approved Development Framework, demonstrates the capacity to provide family and affordable of housing, of which there is a scarcity and identified need. This means that this site has a significant role to play in allowing sufficient homes.
- 1.46 The site cannot be considered for LGS designation because this would prevent identified housing need being met on the site as proposed by an approved development framework. As a result, designation as LGS would not be consistent with the local planning of sustainable development and would not complement investment in sufficient homes.
- 1.47 The site has therefore **not** been taken forward for Stage 3 assessment.

Lower Medlock

Would the designation of the site in the Lower Medlock be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and essential services?

- 1.48 The site is identified by draft Local Plan designation Policy H1 Housing Growth Locations: Lower Medlock, meaning the site contributes to meeting identified housing need.
- 1.49 The adopted Eastlands Strategic Regeneration Framework (updated 2019) includes the site in the 'Lower Medlock Valley' with aspirations for a new residential district. The development framework does not show where housing is proposed but it

describes that housing is intended west of the River Medlock and specifically between Every Street and Palmerston Street. It is clear that substantial parts of the Lower Medlock Valley are to be retained as open space as part of an enhanced river valley corridor

- 1.50 The site is identified in the SHLAA 2025 to deliver 700 dwellings. As noted in Chapter 3, the Local Plan needs a significant number of SHLAA sites to be delivered to meet housing targets and so removing this site from the housing supply could impact on the ability to meet the draft Local Plan housing target.
- 1.51 Designation of the site as LGS would not be consistent with the local planning of sustainable development as such designation is likely to prevent the meeting of identified housing need on the site proposed by an approved development framework.
- 1.52 The site is **not** taken forward for Stage 3 assessment, but it could be reconsidered in any Local Plan review if the site is retained as green space, without preventing the meeting of identified housing need.

Sandhills Park

Would the designation of the site at Sandhills Park be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and essential services?

- 1.53 The site is included in the adopted Strategic Regeneration Framework for Victoria North 2019 and draft Local Plan designation Policy H1 Housing Growth Locations: Victoria North. The adopted Strategic Regeneration Framework proposes the existing Sandhills Park to be retained and improved as part of the Green-Blue Infrastructure (GBI) Network. The site does not contribute to meeting housing or employment needs if the LGS boundary is confined to the area proposed for GBI. The site is not subject to any existing planning permissions.
- 1.54 The site is identified in the SHLAA 2025 to deliver 2,500 dwellings. As noted in Chapter 3, the Local Plan needs a significant number of SHLAA sites to be delivered to meet housing targets and so removing this site from the housing supply could impact on the ability to meet the draft Local Plan housing targets. However, the approved Development Framework shows that the delivery of homes can take place without developing the Park.
- 1.55 The site **is** to be taken forward for Stage 3 assessment.

Bob's Hill

Would the designation of the site at Bob's Hill be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and essential services?

- 1.56 The site contributes to meeting identified housing need and is included in the draft Local Plan designation Policy H1 Housing Growth Locations: Victoria North.
- 1.57 The site is within the approved Strategic Regeneration Framework for Victoria North 2019 which proposes the site for residential-led development,
- 1.58 The site is identified in the SHLAA 2025 to deliver 2,500 dwelling. As noted in Chapter 3, the Local Plan needs a significant number of SHLAA sites to be delivered to meet housing targets and so removing this site from the housing supply would impact on the draft Local Plan housing target.
- 1.59 The site should not be considered for LGS designation because this would prevent the delivery of housing to meet identified housing need and the draft Local Plan housing targets on the site as shown by the approved development framework.
- 1.60 The site is **not** to be taken forward for Stage 3 assessment.

Stage 2 Assessment

- 1.61 This stage assessed whether the designation of any of the proposed sites as LGS are capable of enduring beyond the end of the plan period of the Local Plan.
- 1.62 The following sites were assessed as being capable of enduring beyond the end of the plan period:
- Carlton Club;
 - Sackville Gardens;
 - Godfrey Ermen Playing Field;
 - Hough End - The Clough;
 - Hough End - North Field;
 - Hough End - South Field;
 - Sand Hills Park
 - Old Granada Studios;
 - Granary Gardens;
 - Pioneer Quay;
 - Beaufort Street Corner;
 - Roman Gardens;
 - Chorlton Community Garden; and
 - St John's Garden.
- 1.63 As described above, the approved Development Framework covering Sand Hills Park shows that the delivery of homes can take place without developing the Park. Therefore, the site can endure beyond the plan period.
- 1.64 The other sites which can endure beyond the plan period are not covered by any development framework, planning applications or anything else which would mean LGS designation could not be endured beyond the plan period.
- 1.65 Lower Medlock, Bob's Hill and Ryebank Road were identified as likely not enduring beyond the end of the plan period if designated as LGS because of the development frameworks proposing them for housing as described above and the planning application for housing on Ryebank Road which is under determination.
- 1.66 Following assessment of sites at Stage 1 and Stage 2, the following sites should be excluded from the Stage 3 assessment:
- Lower Medlock

- Bob's Hill
- Ryebank Road

Stage 3 Assessment

- 1.67 This stage assesses whether each site met the qualities of a LGS as outlined in Chapter 1.
- 1.68 A summary of the Stage 3 Assessment results is outlined below. The full assessment proformas are included at Appendix B.

Carlton Club

- 1.69 The site is close to the residential area of Whalley Range, is frequently used by the community, has historic significance by contributing to heritage assets, and provides recreational value to the local community by supporting a wide range of activities and is local in character.
- 1.70 The site is privately owned but is openly accessible for people to use the space. The site has a degree of protection from the Whalley Range Conservation Area, but this does not give special protection for community use afforded by LGS designation.
- 1.71 A LGS designation would give additional protection to the qualities of recreational importance.
- 1.72 Carlton Club is recommended for designation as Local Green Space.

Sackville Gardens

- 1.73 The site is close to a large residential population in the city centre, is frequently used by the community, has historic significance by contributing to heritage assets, has special significance to the local community by supporting a wide range of activities, and is local in character and has public access.
- 1.74 The site is a well-used green space and provides one of the few green spaces in the city centre set out as an attractive park. The site has protection from the Whitworth Street Conservation Area, but this does not give special protection for community use afforded by LGS designation.
- 1.75 LGS designation would give additional protection to the qualities of recreational importance, including the range of events held on the site, and being a well-used green space in the city centre.
- 1.76 Sackville Gardens is recommended for designation as Local Green Space.

Godfrey Ermen Playing Field (Village Green)

- 1.77 The site is close to the residential area of Abbey Hey and has special contributions to beauty, wildlife and tranquillity. The site has Village Green status, which gives strong legal protection and makes it a criminal offence to damage the green or interrupt the use of the green for recreation.
- 1.78 LGS designation would provide the site with protection consistent with Green Belt. LGS is a planning policy designation and would add little to no additional protection over Village Green status and no additional local benefit would be gained as a result of LGS designation, therefore it would be unnecessary to designate the site as LGS.
- 1.79 Godfrey Ermen Green Playing Field is not recommended for designation as Local Green Space.

Hough End - The Clough

- 1.80 The site is close to the residential area of Whalley Range, is frequently used by the community, and has recreational value to the local community by supporting a wide range of activities.
- 1.81 The mature woodland and brook give a special contribution to beauty, richness of wildlife and tranquillity and it is local in character. There were 28 consultee responses on the Hough End sites within the 480m buffer, and 101 consultee responses (within Greater Manchester) outside of the 480m buffer. See the map of responses in Appendix D.
- 1.82 Hough End Clough is recommended for designation as Local Green Space.

Hough End - North Field

- 1.83 The site is close to the residential areas, is frequently used by the community, and has recreational value to the local community by supporting a wide range of activities.
- 1.84 The site contains a field and mature woodland and brook which gives a special contribution to beauty, richness of wildlife and tranquillity. There were 28 consultee responses on the Hough End sites within the 480m buffer and 101 consultee responses (within Greater Manchester) outside of the 480m buffer. See the map of responses in Appendix C.
- 1.85 Hough End North Field is recommended for designation as Local Green Space.

Hough End - South Field

- 1.86 The site is close to a residential area, is frequently used by the community, and has recreational value to the local community by supporting a wide range of activities including provision of open sports pitches and an outdoor gym giving opportunities for sports and exercise. The site size of 28.42 ha is not considered as being local in character, but it is well connected with the surrounding residential area, so on balance the site is considered to be local in character.
- 1.87 There were 28 consultee responses on the Hough End sites within the 480m buffer and 101 consultee responses (within Greater Manchester) outside of the 480m buffer. See the map of responses in Appendix C.
- 1.88 Hough End South Field is recommended for designation as Local Green Space.

Sandhills Park

- 1.89 The site is close to the residential area of Collyhurst, is frequently used by the community, has recreational value to the local community by supporting a wide range of activities such being used for group walks and community events.
- 1.90 Mature trees on the site, and meadow give a special contribution to beauty, richness of wildlife and tranquillity.
- 1.91 Sandhills Park is recommended for designation as Local Green Space.

Old Granada Studios

- 1.92 The site is close to the community it serves and is local in character. However, the site does not support a wide range of activities is not considered 'special' based on consideration of the five primary attributes of beauty, historic significance, recreational value, richness of wildlife or tranquillity and therefore it is not considered appropriate to designate the site as Local Green Space.
- 1.93 The site is surrounded by high walls meaning it is not visible from the outside and has no public access. This means the site is not used by the local community and has little relation to the setting of the surrounding heritage assets.
- 1.94 Old Granada Studios is not recommended for designation as Local Green Space.

Granary Gardens

- 1.95 The site is close to a large residential population in the city centre, is frequently used by the community and has historic significance by contributing to heritage value.

1.96 The site is in Castlefield Conservation Area, which would protect the historic significance of the site. LGS designation would not give additional protection to the site's special historic quality and so is not necessary.

1.97 Granary Gardens is not recommended for designation as Local Green Space.

Pioneer Quay

1.98 The site is close to the community it serves and local in character but does not support a wide range of activities.

1.99 The site is not considered 'special' based on consideration of the five primary attributes of beauty, historic significance, recreational value, richness of wildlife or tranquillity and therefore it is not considered appropriate to designate the site as Local Green Space.

1.100 The site is in an unkempt condition and leads to a dead end beside the canal with poor natural surveillance and appears to be used infrequently, so has limited recreational value. The site is in the Castlefield Conservation Area but does little to contribute to the historic setting in its current form.

1.101 Pioneer Quay is not recommended for designation as Local Green Space.

Beaufort Street Corner

1.102 The site is close to a large residential population in the city centre, is frequently used by the community and has historic significance by contributing to heritage value.

1.103 The site is in Castlefield Conservation Area, which would protect the historic significance of the site. LGS designation would not give additional protection to the site's special historic quality and so is not necessary.

1.104 Beaufort Street Corner is not recommended for designation as Local Green Space.

Roman Gardens

1.105 The site is close to a large residential population in the city centre, is frequently used by the community and has historic significance by contributing to heritage value.

1.106 The site is in Castlefield Conservation Area, which would protect the historic significance of the site. LGS designation would not give additional protection to the site's special historic quality and so is not necessary.

1.107 Roman Gardens is not recommended for designation as Local Green Space.

Chorlton Community Garden

- 1.108 The site is close to the residential area of Chorlton, is frequently used by the community, has some contribution to heritage assets, has special value to the local community and is local in character. The community garden has been created by Chorlton Civic Society for the community and visitors to use.
- 1.109 There are opportunities for volunteers to get involved in community projects to work on the garden and small events for the public. This community project demonstrates special local significance of the site for recreation.
- 1.110 Chorlton Community Garden is recommended for designation as Local Green Space.

St John's Gardens

- 1.111 The site is close to a large residential population in the city centre, is frequently used by the community, supports a wide range of activities, has historic significance by contributing to heritage assets and has special recreational value by providing one of the few green spaces in the city centre set out as an attractive park with benches, picnic tables and open lawn.
- 1.112 The site has protection from the St John Street Conservation Area, but this does not give special protection for community use afforded by LGS designation. LGS designation would give additional protection to the qualities of recreational importance which includes being a well-used green space in the city centre.
- 1.113 St John's Gardens is recommended for designation as Local Green Space.

Recommendations

- 1.114 The following sites meet the criteria outlined in the Stage 1, Stage 2 Assessments and are recommended for designation as Local Green Space:
- Carlton Club;
 - Sackville Gardens;
 - Hough End - The Clough;
 - Hough End - North Field;
 - Hough End - South Field;
 - Sandhills Park;
 - Chorlton Community Garden;
 - St John's Garden.
- 1.115 The above sites could be reassessed if circumstances changes, such as updated Development Frameworks or new planning permissions.

Manchester City Council Local Green Space Assessment

Appendix A: Stage 1 Assessment Proformas

Prepared For: Manchester City Council

Document Reference: 11664.001 Appendix A

June 2026

Contents

1.0	Carlton Club	3
2.0	Ryebank Road.....	4
3.0	Sackville Gardens	6
4.0	Godfrey Ermen Playing Field (Village Green)	8
5.0	Lower Medlock	9
6.0	Hough End - The Clough	11
7.0	Hough End - North Field	12
8.0	Hough End - South Field	13
9.0	Sandhills.....	15
10.0	Old Granada Studios	17
11.0	Granary Gardens.....	20
12.0	Pioneer Quay	21
13.0	Beaufort Street Corner	22
14.0	Roman Gardens	23
15.0	Bob's Hill	25
16.0	Chorlton Community Garden	27
17.0	St John's Gardens	28

1.0 Carlton Club

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	The site is not identified in the Strategic Housing Land Availability Assessment 2025.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	The site does not have a current development framework.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	There are no existing planning permissions.
Is there clear evidence that any planning permission is no longer capable of being implemented?	Not Applicable
Is there existing planning permission which proposes to retain part of or all the land as green space?	There are no existing planning permissions.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	No.

Conclusion
The site does not contribute to meeting identified housing or employment needs. The site is not subject to any existing planning permissions. There are no alternative designations for development proposed in the draft Local Plan.

2.0 Ryebank Road

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	Yes. The site is identified as capacity site Ryebank Road, with a total of 140 dwellings (58 houses and 62 flats). Reference: Chor_Cap_1000
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	Yes, Ryebank Road Development Framework 2019: https://www.manchester.gov.uk/planning-and-regeneration/regeneration/ryebank-road-development-framework-2019

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	No but there are two undecided applications. Application reference: 142223/FO/2025 Description: Erection of a residential development comprising 120 dwellings (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, cycleways and pedestrian footways, vehicular accesses and highways, parking provision and other associated works Application Decision: Undecided Application reference: 143413/FO/2025 Description: Change of use of former university playing fields to community woodland and meadow. Application Decision: Undecided

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Is there clear evidence that any planning permission is no longer capable of being implemented?	These applications conflict with each other. If the housing was built, the community woodland and meadows would not be possible to construct.
Is there existing planning permission which proposes to retain part of or all the land as green space?	Application pending. Application reference: 143413/FO/2025 Change of use of former university playing fields to community woodland and meadow.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	No alternative designations for development in draft Local Plan.

Conclusion
The site is identified for residential development by the approved Ryebank Road Development Framework 2019. This refers to family and affordable housing. The site is identified in the Strategic Housing Land Availability Assessment 2025 to deliver 140 dwellings. As noted in the methodology the Local Plan needs a significant number of SHLAA sites to deliver the scale of housing and the range of housing types. There are considerably fewer sites identified in the SHLAA 2025 in the south of the city. This site contributes to meeting identified housing need in an area where there are a limited number of opportunities to do so. The site should not be considered for Local Green Space designation because this would be inconsistent with the local planning of sustainable development and would not complement investment in sufficient homes. Site is not to be taken forward for Stage 3 assessment.

3.0 Sackville Gardens

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	The site is not identified in the Strategic Housing Land Availability Assessment 2025.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	The site does not have a current development framework.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	No but there is a minor undecided application. Application reference: 139524/FO/2024 Description: Erection of a free-standing monument and associated landscaping. Application decision: undecided.
Is there clear evidence that any planning permission is no longer capable of being implemented?	No evidence.
Is there existing planning permission which proposes to retain part of or all the land as green space?	The planning application is for minor works to landscaping and the erection of a free-standing monument. This would maintain the land as green space.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	No.

Conclusion

The site does not contribute to meeting identified housing or employment needs. The site is not subject to any existing planning permissions which conflict with the site's use as green space. There are no alternative designations for development proposed in the draft Local Plan.

4.0 Godfrey Ermen Playing Field (Village Green)

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	The site is not identified in the Strategic Housing Land Availability Assessment 2025.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	The site does not have a current development framework.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	There are no existing planning permissions.
Is there clear evidence that any planning permission is no longer capable of being implemented?	Not applicable.
Is there existing planning permission which proposes to retain part of or all the land as green space?	There are no existing planning permissions.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	No

Conclusion
The site does not contribute to meeting identified housing or employment needs. The site is not subject to any existing planning permissions. There are no alternative designations for development proposed in the draft Local Plan.

5.0 Lower Medlock

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	Yes. The site is identified as capacity site Lower Medlock, with a total of 700 dwellings (350 houses, 350 flats). Reference: Brad_Cap_141.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	The site forms part of the Eastlands Strategic Regeneration Framework, where it is known as Lower Medlock Valley. Eastland SRF Draft The SRF document does not show where housing is proposed but it describes that housing is intended west of the River Medlock and specifically between Every Street and Palmerston Street. It is clear that substantial parts of the Lower Medlock Valley are to be retained as open space as part of an enhanced river valley corridor.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	There are no existing planning permissions.
Is there clear evidence that any planning permission is no longer capable of being implemented?	Not applicable.
Is there existing planning permission which proposes to retain part of or all the land as green space?	There are no existing planning permissions.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	Policy H1 Housing Growth Locations: Lower Medlock

Conclusion
The site is identified by draft Local Plan designation Policy H1 Housing Growth Locations: Lower Medlock, meaning the site contributes to meeting identified housing need. The site forms part of the Eastlands Strategic Regeneration Framework (2019) although this does not explicitly demarcate housing from open space uses. The site is identified in the Strategic Housing Land Availability Assessment 2025 to deliver 700 dwellings. The Local Plan needs a significant number of SHLAA sites to be delivered to meet housing targets and so removing this site from the housing supply could impact on the ability to meet the draft Local Plan housing target. The site should not be considered for Local Green Space designation because this would prevent housing on the site, be inconsistent with the local planning of sustainable development and would not complement investment in sufficient homes. Nevertheless it may be possible to identify an area of permanent open space that can be taken forward for Stage 3 assessment in a future Local Plan Review, without preventing the meeting of identified housing needs.

6.0 Hough End - The Clough

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	The site is not identified in the Strategic Housing Land Availability Assessment 2025.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	The site does not have a current development framework.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	There are no existing planning permissions.
Is there clear evidence that any planning permission is no longer capable of being implemented?	Not applicable.
Is there existing planning permission which proposes to retain part of or all the land as green space?	There are no existing planning permissions.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	No

Conclusion
The site does not contribute to meeting identified housing or employment needs. The site is not subject to any existing planning permissions. There are no alternative designations for development proposed in the draft Local Plan.

7.0 Hough End - North Field

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	The site is not identified in the Strategic Housing Land Availability Assessment 2025.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	The site does not have a current development framework.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	There are no existing planning permissions.
Is there clear evidence that any planning permission is no longer capable of being implemented?	Not applicable.
Is there existing planning permission which proposes to retain part of or all the land as green space?	There are no existing planning permissions.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	No.

Conclusion
The site does not contribute to meeting identified housing or employment needs. The site is not subject to any existing planning permissions. There are no alternative designations for development proposed in the draft Local Plan.

8.0 Hough End - South Field

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	The site is not identified in the Strategic Housing Land Availability Assessment 2025.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	The site does not have a current development framework.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	Yes. Application reference: 138671/FO/2023 Description: Installation of 2 no. Gaelic football pitches with associated 1m high spectator fencing and two retractable ball stop nets of 16m in height and 42m length located behind the two northern western goals. Application decision: Approved February 2024 Application reference: 132513/VO/2021 Description: Erection of a two-storey extension to form changing rooms, cafe facilities, flexible club/social/training rooms and an extension to the existing gym space following the demolition of the existing changing block building; together with the creation of two 3G artificial football turf pitches, associated floodlighting and fencing; a 67no. space car park and an additional 60 space overflow car park; and associated landscaping Application Decision: Approved March 2022

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Is there clear evidence that any planning permission is no longer capable of being implemented	No evidence.
Is there existing planning permission which proposes to retain part of or all the land as green space?	Applications 138671/FO/2023 132513/VO/2021 are for sport facilities. They maintain the site's use as green space.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	No.

Conclusion
The site does not contribute to meeting identified housing or employment needs. The site is not subject to any existing planning permissions. There are no alternative designations for development proposed in the draft Local Plan.

9.0 Sandhills

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	Yes. The south of the site is in a capacity site called Vauxhall Gardens/Sandhills (Victoria North), with a total of 2,500 dwellings (250 houses and 2,250 flats) Reference: Harp_Cp_1000.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	Yes, Strategic Regeneration Framework for Victoria North 2019: https://www.northerngatewaymanchester.co.uk/framework/ The framework retains Sandhills as a local park.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	No
Is there clear evidence that any planning permission is no longer capable of being implemented?	Not applicable.
Is there existing planning permission which proposes to retain part of or all the land as green space?	There are no existing planning permissions.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	Policy SGL10 Strategic Housing Growth Location: Victoria North

Conclusion

The site is identified in the Strategic Housing Land Availability Assessment 2025 to deliver 2,500 dwellings. The site is included in the adopted Strategic Regeneration Framework for Victoria North 2019 and draft Local Plan designation Policy H1 Housing Growth Locations: Victoria North. The adopted Strategic Regeneration Framework proposes the existing Sandhills Park to be retained and improved as Green-Blue Infrastructure Network. The site does not contribute to meeting housing or employment needs if the site boundary is confined to the area proposed for Green-Blue Infrastructure. The site is not subject to any existing planning permissions.

10.0 Old Granada Studios

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	The site is not identified in the Strategic Housing Land Availability Assessment 2025.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	Yes, St John's Strategic Regeneration Framework: https://www.manchester.gov.uk/planning-and-regeneration/regeneration/city-centre-growth-and-infrastructure/st-johns The site is designated as 'Squares and open spaces', which does not conflict with the use as green space.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	Yes. Permission given July 2024: Application reference: 139827/FO/2024 Description: Temporary erection of seven units for retail and hospitality (Use Classes Ea, Eb, sui generis (p)) for a period of five years Includes a bin store on hardstanding south of green space. This is only a small area and for a temporary period, so will not conflict with the site overall as a green space. Awaiting decision: Application reference: 144665/FO/2025 Description: Retention of covered area for flexible commercial uses (Class E), together with entrance gate and other associated works for a temporary period of three years. This is for the retention of a use which already exists. This will not conflict with the overall site's use as green space.
Is there clear evidence that any planning permission is no longer capable of being implemented?	No evidence
Is there existing planning permission which proposes to retain part of or all the land as green space?	No

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	No

Conclusion

The site does not contribute to meeting identified housing or employment needs. The site is not subject to any existing planning permissions. There are no alternative designations for development proposed in the draft Local Plan.

11.0 Granary Gardens

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	The site is not identified in the Strategic Housing Land Availability Assessment 2025.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	The site does not have a current development framework.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	There are no existing planning permissions.
Is there clear evidence that any planning permission is no longer capable of being implemented?	Not applicable.
Is there existing planning permission which proposes to retain part of or all the land as green space?	There are no existing planning permissions.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	No

Conclusion
The site does not contribute to meeting identified housing or employment needs. The site is not subject to any existing planning permissions. There are no alternative designations for development proposed in the draft Local Plan.

12.0 Pioneer Quay

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	The site is not identified in the Strategic Housing Land Availability Assessment 2025.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	The site does not have a current development framework.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	There are no existing planning permissions.
Is there clear evidence that any planning permission is no longer capable of being implemented?	Not applicable.
Is there existing planning permission which proposes to retain part of or all the land as green space?	There are no existing planning permissions.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	No

Conclusion
The site does not contribute to meeting identified housing or employment needs. The site is not subject to any existing planning permissions. There are no alternative designations for development proposed in the draft Local Plan.

13.0 Beaufort Street Corner

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	The site is not identified in the Strategic Housing Land Availability Assessment 2025.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	The site does not have a current development framework.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	There are no existing planning permissions.
Is there clear evidence that any planning permission is no longer capable of being implemented?	Not applicable.
Is there existing planning permission which proposes to retain part of or all the land as green space?	There are no existing planning permissions.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	No

Conclusion
The site does not contribute to meeting identified housing or employment needs. The site is not subject to any existing planning permissions. There are no alternative designations for development proposed in the draft Local Plan.

14.0 Roman Gardens

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	The site is not identified in the Strategic Housing Land Availability Assessment 2025.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	The site does not have a current development framework.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	Yes. Application reference: 136246/FO/2023 Description: Public realm improvements, landscaping and heritage improvement works to the Roman Gardens.
Is there clear evidence that any planning permission is no longer capable of being implemented?	No evidence.
Is there existing planning permission which proposes to retain part of or all the land as green space?	Applications 136246/FO/2023 is for public realm improvements and landscaping. This would maintain the site's use as green space.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	No

Conclusion

The site does not contribute to meeting identified housing or employment needs. The site is not subject to any existing planning permissions. There are no alternative designations for development proposed in the draft Local Plan.

15.0 Bob's Hill

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	Yes. The site is in a capacity site called Vauxhall Gardens/Sandhills (Victoria North), with a total of 2,500 dwellings (250 houses and 2,250 flats) Reference: Harp_Cp_1000.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	Yes, Strategic Regeneration Framework for Victoria North 2019: https://www.northerngatewaymanchester.co.uk/framework/ The framework proposes the site for residential-led development with areas of natural and semi-natural open space.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	There are no existing planning permissions.
Is there clear evidence that any planning permission is no longer capable of being implemented?	Not applicable.
Is there existing planning permission which proposes to retain part of or all the land as green space?	There are no existing planning permissions.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	Policy SGL10 Strategic Housing Growth Location: Victoria North

Conclusion

The site is included in the adopted Strategic Regeneration Framework for Victoria North 2019 and draft Local Plan designation Policy H1 Housing Growth Locations: Victoria North. The adopted Strategic Regeneration Framework proposes the site for residential-led development, meaning the site contributes to meeting identified housing need. The site is identified in the Strategic Housing Land Availability Assessment 2025 to deliver 2,500 dwellings. The Local Plan needs a significant number of SHLAA sites to be delivered to meet housing targets and so removing this site from the housing supply could impact on the ability to meet the draft Local Plan housing target. The site should not be considered for Local Green Space designation because this would prevent housing on the site inconsistent with the local planning of sustainable development and would not complement investment in sufficient homes, jobs and essential services. Site is not to be taken forward for Stage 3 assessment.

16.0 Chorlton Community Garden

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	The site is not identified in the Strategic Housing Land Availability Assessment 2025.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	The site does not have a current development framework.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	There are no existing planning permissions.
Is there clear evidence that any planning permission is no longer capable of being implemented?	Not applicable.
Is there existing planning permission which proposes to retain part of or all the land as green space?	There are no existing planning permissions.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	No.

Conclusion
The site does not contribute to meeting identified housing or employment needs. The site is not subject to any existing planning permissions. There are no alternative designations for development proposed in the draft Local Plan.

17.0 St John's Gardens

Assessment criteria: What contribution does this site provide to meeting identified housing or employment needs?	
Is the site identified in the Strategic Housing Land Availability Assessment 2025?	The site is not identified in the Strategic Housing Land Availability Assessment 2025.
Is the site identified in the Employment Land Review?	The site is not identified in the Employment Land Review.
Is there a current development framework for the site?	Yes, St John's Strategic Regeneration Framework: https://www.manchester.gov.uk/__data/assets/file/0021/160077/st_johns_srf__november_2016.pdf The framework does not propose the site for development, so the site does not contribute towards meeting housing or employment needs.

Assessment criteria: Is the site subject to any existing planning permissions? If so, would a Local Green Space designation be compatible with these?	
Are there any existing planning permissions on the site?	No existing planning permissions.
Is there clear evidence that any planning permission is no longer capable of being implemented?	Not applicable.
Is there existing planning permission which proposes to retain part of or all the land as green space?	There are no existing planning permissions.

Assessment criteria: Is the site capable of enduring beyond the end of the local plan period?	
Are there any alternative designations for development proposed in the draft Local Plan?	No.

Conclusion

The site does not contribute to meeting identified housing or employment needs. The site is not subject to any existing planning permissions. There are no alternative designations for development proposed in the draft Local Plan.

Manchester City Council Local Green Space Assessment

Appendix B: Stage 3 Assessment Proformas

Prepared For: Manchester City Council

Document Reference: 11664.001 Appendix B

June 2026

TEP
401 Faraday Street
Birchwood Park
Warrington
WA3 6GA
Tel: 01925 844004
Email: tep@tep.uk.com
Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Contents

1.0	Carlton Club	3
2.0	Sackville Gardens	6
3.0	Godfrey Ermen Playing Field (Village Green)	10
4.0	Hough End - The Clough	14
5.0	Hough End - North Field	18
6.0	Hough End - South Field	22
7.0	Sandhills.....	26
8.0	Old Granada Studios	29
9.0	Granary Gardens.....	32
10.0	Pioneer Quay	35
11.0	Beaufort Street Corner	38
12.0	Roman Gardens	41
13.0	Chorlton Community Garden	44
14.0	St John's Gardens	47

1.0 Carlton Club

Assessment criteria: Is the site in proximity to the community it serves?	Assessment
Is the site within 480m walking distance of a residential area?	Yes. The site is surrounded by the residential area of Whalley Range.
How well connected is the site with a residential area?	The site has good connectivity with the surrounding residential area of Whalley Range.
How many consultee responses on LGS designation for the site are within 480m of the site?	The proposal for LGS was put forward for this site by a community organisation. No specific individual consultee responses received

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Is the site used/appreciated frequently by the community?	The Call for Sites submission presents the results of survey which over 200 people responded to. Respondents described a wide variety of activities they regularly do on the site, showing it is used frequently by the community.
Beauty: ■ A 'special' contribution to the attractiveness of the area through local character, landscape, flora or fauna. ■ Being specifically mentioned in any landscape or similar designations. ■ Being highlighted in literature or art, such as a well-known poem or painting.	A pleasant green space with lawn, community garden and mature trees. This is not considered significant enough to have a special contribution to the beauty.
Historic Significance: ■ The site having archaeological value and/or local historical significance. ■ Specific mention in a conservation area appraisal. Providing the setting for a listed or locally listed building or feature.	The site is in Whalley Range Conservation Area and is on the grounds of the club building called Rowan Lodge, which was one of the original large houses in Whalley Range built around 1850. The site provides a setting for heritage assets of Rowan Lodge and the Conservation Area, which gives a special contribution to historic significance.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Recreational Value: ■ Local significance or recreational value. ■ What makes the site 'special' compared to other formal or informal recreational facilities locally (most amenity spaces, parks, sports pitches or allotments, as examples, are unlikely to meet the criteria fully on their own).	The Open Space Assessment identifies gaps in provision for parks and gardens; amenity green space; and natural and semi-natural greenspace in parts of Whalley Range. The Call for Sites submission presents the results of a survey which over 200 people responded to. Respondents said they regularly use the site for activities such as children's activities, socialising, dog walking, community gardening club, peace garden, children's holiday club, fireworks night, dance workshops, craft workshops, small festivals, sports day, community picnics, art club, capoeira, yoga and stalls selling second hand/crafted items. The visit identified that the site is suitable for holding recreational activities. This wide variety of activities demonstrates special local significance of the site for recreation.
Richness of Wildlife: ■ 'Special' species found at the site and/ or habitats that support wildlife such as ponds, hedgerows, or mature trees ■ Formal designation such as a Site of Special Scientific Interest or a Site of Biological Importance, which make the site 'special'	The site comprises of a lawn and community garden with some mature trees on the border of the site. There are no wildlife designations on the site. No special contribution to richness of wildlife.
Tranquillity: ■ A degree of remoteness is expected (through being some distance away from roads or busy areas) whilst being in close proximity to the community. ■ A space where the community can escape for quiet contemplation and reflection. Positive factors such as landscape, woodland, water, and hearing natural sounds such as birdsong, an absence of human activity or even silence.	The site provides a pleasant space in a quiet residential area but does not have a degree of remoteness or absence of human activity. The Carlton Club building and roads are potential sources of noise. No special contribution to tranquillity.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
Does the site feel as though it is part of the local area?	Yes. The site is surrounded by the residential area of Whalley Range. The site size is 0.19 ha, which is local in character.
How does it connect to the local area?	Residential roads with pavement surround the site, giving easy access.

Assessment criteria: Is the site publicly accessible?	Assessment
This is not a requirement of designation but is useful information in determining the current role of the green space.	The site is not publicly owned but is openly accessible for people.

Assessment criteria: Are there other protective designations on the site?	Assessment
What are the current designations affecting the site? Would there be additional benefits of a Local Green Space, considering any existing protective designations?	The site is in Whalley Range Conservation Area. LGS designation would give additional protection to the qualities of recreational importance to the community, which the Conservation Area does not specifically address.

Conclusion
The site is close to the residential area of Whalley Range, frequently used by the community, and has historic significance by contributing to heritage assets, has recreational value to the local community by supporting a wide range of activities and is local in character. The site has protection by virtue of the Whalley Range Conservation Area but LGS designation would give additional protection to the qualities of recreational importance. Carlton Club is recommended for designation as Local Green Space.

2.0 Sackville Gardens

Assessment criteria: Is the site in close proximity to the community it serves?	Assessment
Is the site within 480m walking distance of a residential area?	Yes. The site is within the city centre, which contains a large residential population.
How well connected is the site with a residential area?	Well-connected with surrounding residential population in the city centre.
How many consultee responses on LGS designation for the site are within 480m of the site?	The proposal for LGS was put forward for this site by a community organisation. No specific individual consultee responses received

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Is the site used/appreciated frequently by the community?	Well-used green space in the city centre with active Friends Group volunteers and strong community links, particularly the LGBTQ+ community. The site is well-used for events, which have included IDAHOBIT, Manchester Pride Gay Village Party and Candlelit Vigil, Manchester College Music Festival, TUC May Day rally, Sparkle, Transgender Day of Visibility, Transgender Day of Remembrance and World AIDS Day vigil.
Beauty: ■ A 'special' contribution to the attractiveness of the area through local character, landscape, flora or fauna. ■ Being specifically mentioned in any landscape or similar designations. ■ Being highlighted in literature or art, such as a well-known poem or painting.	A pleasant green space with trees, flowers and sculptures. This is not considered significant enough to have a special contribution to beauty.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Historic Significance: ■ The site having archaeological value and/or local historical significance. ■ Specific mention in a conservation area appraisal. Providing the setting for a listed or locally listed building or feature.	The site is in Whitworth Street Conservation Area and is surrounded by grade II listed buildings including Shena Simon Sixth-Form College, Rochdale Canal Boundary Wall, 42 and 44 Sackville Street, 46 Sackville Street, Regency House and Institute of Science and Technology. A Conservation Management Plan for Sackville Gardens has been prepared by Friends of Sackville Gardens. The Conservation Area appraisal says the site was acquired in 1900 to preserve the setting of the adjacent educational buildings and the site supports a reasonable number of trees. The site provides setting for heritage assets of listed buildings and the Conservation Areas, which gives a special contribution to historic significance.
Recreational Value: ■ Local significance or recreational value. ■ What makes the site 'special' compared to other formal or informal recreational facilities locally (most amenity spaces, parks, sports pitches or allotments, as examples, are unlikely to meet the criteria fully on their own).	Well-used green space with strong links to volunteer and community groups. The site is well-used for events particularly the LGBTQ+ community as described above. Well-used green space and provides one of the few green spaces in the city centre set out as an attractive park with benches, picnics tables and open lawn giving opportunities for recreation. This gives special recreational significance for the site.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Richness of Wildlife: ■ 'Special' species found at the site and/ or habitats that support wildlife such as ponds, hedgerows, or mature trees ■ Formal designation such as a Site of Special Scientific Interest or a Site of Biological Importance, which make the site 'special'	Mature trees, shrubs and flowers present on the site. The Greater Manchester Local Nature Recovery Strategy identifies parts of the site with modified grassland and broadleaved woodland as in a Nature Recovery Opportunity Area. These are areas where there are opportunities for action towards nature recovery that could help better connect, expand or enhance Core Local Nature Sites. Although this suggests the site is identified for its opportunity for wildlife rather than the current condition of wildlife. The current condition of the site is not significant enough to provide a special contribution to richness of wildlife.
Tranquillity: ■ A degree of remoteness is expected (through being some distance away from roads or busy areas) whilst being in close proximity to the community. ■ A space where the community can escape for quiet contemplation and reflection. Positive factors such as landscape, woodland, water, and hearing natural sounds such as birdsong, an absence of human activity or even silence.	A pleasant green space but does not have degree of remoteness or absence of human activity. The site is surrounded by city centre roads and nearby bars, which create significant noise. No special contribution to tranquillity.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
Does the site feel as though it is part of the local area?	Yes. The site is in the city centre, with a large residential population. The site size is 0.42 ha, which is local in character.
How does it connect to the local area?	Roads with pavement surrounds the site, giving easy access.

Assessment criteria: Is the site publicly accessible?	Assessment
This is not a requirement of designation but is useful information in determining the current role of the green space.	Yes, it is publicly owned.

Assessment criteria: Are there other protective designations on the site?	Assessment
What are the current designations affecting the site? Would there be additional benefits of a Local Green Space, considering any existing protective designations?	The site is in Whitworth Street Conservation Area. LGS designation would give additional protection to the qualities of recreational importance to the community, which the Conservation Area does not specifically address.

Conclusion
The site is close to a large residential population in the city centre, frequently used by the community, has historic significance by contributing to heritage assets, has special significance to the local community, is local in character and has public access. The site has protection from the Whitworth Street Conservation Area but LGS designation would give additional protection to the qualities of recreational importance. Sackville Gardens is recommended for designation as Local Green Space.

3.0 Godfrey Ermen Playing Field (Village Green)

Assessment criteria: Is the site in close proximity to the community it serves?	Assessment
Is the site within 480m walking distance of a residential area?	Yes. The site is surrounded by the residential area of Abbey Hey.
How well connected is the site with a residential area?	The site has good connectivity with the surrounding residential area of Abbey Hey.
How many consultee responses on LGS designation for the site are within 480m of the site?	The proposal for LGS was put forward for this site by a community organisation. No specific individual consultee responses received

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Is the site used/appreciated frequently by the community?	The site is a registered Village Green and the application for this demonstrated the land had been used for lawful sports and pastimes by a significant number of local residents for a period of at least 20 years.
Beauty: ■ A 'special' contribution to the attractiveness of the area through local character, landscape, flora or fauna. ■ Being specifically mentioned in any landscape or similar designations. ■ Being highlighted in literature or art, such as a well-known poem or painting.	The site has a large area of meadow and mature trees. It is considered that the large area of attractive meadow and trees gives a 'special' contribution towards the beauty of the area.
Historic Significance: ■ The site having archaeological value and/or local historical significance. Key Consideration Assessment Criteria ■ Specific mention in a conservation area appraisal. Providing the setting for a listed or locally listed building or feature.	Not included in a Conservation Area and no listed buildings present. No special contribution to historic significance.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Recreational Value: - Local significance or recreational value. - What makes the site 'special' compared to other formal or informal recreational facilities locally (most amenity spaces, parks, sports pitches or allotments, as examples, are unlikely to meet the criteria fully on their own).	The Village Green status protects the site for recreational use, although special significance for recreation has not been demonstrated.
Richness of Wildlife: 'Special' species found at the site and/ or habitats that support wildlife such as ponds, hedgerows, or mature trees - Formal designation such as a Site of Special Scientific Interest or a Site of Biological Importance, which make the site 'special'	The Greater Manchester Local Nature Recovery Strategy identifies parts of the site with modified grassland and scrub as in a Nature Recovery Opportunity Area. These are areas where there are opportunities for action towards nature recovery, that could help better connect, expand or enhance Core Local Nature Sites. Although this suggests the site is identified for its opportunity for wildlife rather than the current condition of wildlife. The meadow and large number of mature trees provide habitat for a wide variety of wildlife. This gives a special contribution towards richness of wildlife.
Tranquillity: - A degree of remoteness is expected (through being some distance away from roads or busy areas) whilst being in close proximity to the community. - A space where the community can escape for quiet contemplation and reflection. Positive factors such as landscape, woodland, water, and hearing natural sounds such as birdsong, an absence of human activity or even silence.	The site is away from busy roads and so is relatively quiet. The site is also well screened by vegetation from the urban area. The matures trees and birdsong give a positive contribution. This gives a special contribution towards tranquillity.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
Does the site feel as though it is part of the local area?	Yes. The site is surrounded by the residential area of Abbey Hey. The site size is 4.24 ha, which is considered as being local in character.
How does it connect to the local area?	The site can be easily accessed by nearby residential roads.

Assessment criteria: Is the site publicly accessible?	Assessment
This is not a requirement of designation but is useful information in determining the current role of the green space.	Yes, public access to the site is protected by Village Green status.

Assessment criteria: Are there other protective designations on the site?	Assessment
What are the current designations affecting the site? Would there be additional benefits of a Local Green Space, considering any existing protective designations?	The site is protected by Village Green status. A Village Green is protected under law as an area of land where local people indulged in lawful sports and pastimes. The only development permitted on the land is for better enjoyment of the green for sports and pastimes. The Inclosure Act 1857 and the Commons Act 1876 make it a criminal offence to: - undertake any act which causes injury or damage to the green (e.g. digging turf) - undertake any act which interrupts the use or enjoyment of a green as a place of exercise and recreation (e.g. fencing a green so as to prevent access) - and a public nuisance to: - encroach onto a green (e.g. extending the boundary of an adjacent property) - inclose a green (e.g. fencing it in, whether or not public access is excluded) - erect any structure on a green, other than for the purpose of the better enjoyment of the green - disturb, occupy or interfere with the soil of the green (e.g. camping), other than for the better enjoyment of the green Village Green is a strong legal protection against development whilst LGS designation is a planning policy which adds little to no additional protection.

Conclusion

The site is close to the residential area of Abbey Hey and has special contributions to beauty, wildlife and tranquillity. The site has protection from Village Green status, which gives strong legal protection and makes it a criminal offence to damage the green or interrupt the use of the green for recreation. LGS designation is a planning policy and would add little to no additional protection over Village Green status, therefore it would be unnecessary to designate the site as LGS.

Godfrey Emmen Green is not recommended for designation as Local Green Space.

4.0 Hough End - The Clough

Assessment criteria: Is the site in close proximity to the community it serves?	Assessment
Is the site within 480m walking distance of a residential area?	Yes, site borders residential area of Whalley Range to the north.
How well connected is the site with a residential area?	The site has good connectivity with residential streets to the north.
How many consultee responses on LGS designation for the Hough End sites are within 480m of the site?	The proposal for LGS was put forward for this site by a community organisation. 28 consultee responses are within 480m of the Hough End area. 101 consultee responses (within Greater Manchester) are further than 480m from the area.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Is the site used/appreciated frequently by the community?	Yes. A large number of comments from the public in support of LGS designation for the Hough End sites were received, which included descriptions of how people use the site for recreation.
Beauty: ■ A 'special' contribution to the attractiveness of the area through local character, landscape, flora or fauna. ■ Being specifically mentioned in any landscape or similar designations. ■ Being highlighted in literature or art, such as a well-known poem or painting.	An attractive area of mature woodland and bluebells with a brook flowing through. It is considered that this gives a 'special' contribution towards the beauty of the area.
Historic Significance: ■ The site having archaeological value and/or local historical significance. Key Consideration Assessment Criteria ■ Specific mention in a conservation area appraisal. Providing the setting for a listed or locally listed building or feature.	Not included in a Conservation Area and no listed buildings present. There is no special contribution to historic significance.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Recreational Value: ■ Local significance or recreational value. ■ What makes the site 'special' compared to other formal or informal recreational facilities locally (most amenity spaces, parks, sports pitches or allotments, as examples, are unlikely to meet the criteria fully on their own).	The Open Space Assessment identifies gaps in provision for parks and gardens; amenity green space; and natural and semi-natural greenspace in parts of Whalley Range. Many comments from the public in support of LGS designation for the Hough End sites were received, which included descriptions of how people use the site for recreation. People reported using the site for walking, jogging, dog walking, children playing, improving mental health, picnics, meeting friends, feeling closer to nature, sports and Scout groups activities. This wide variety of activities demonstrates special local significance of the site for recreation. The site includes a small area of allotments, which contributes to recreational value.
Richness of Wildlife: ■ 'Special' species found at the site and/ or habitats that support wildlife such as ponds, hedgerows, or mature trees ■ Formal designation such as a Site of Special Scientific Interest or a Site of Biological Importance, which make the site 'special'	An area of mature woodland with a brook flowing through. Ancient Woodland is designated on most of the site. The Greater Manchester Local Nature Recovery Strategy identifies the site as is in a Nature Recovery Opportunity Area. These are areas where there are opportunities for action towards nature recovery, that could help better connect, expand or enhance Core Local Nature Sites. Although this suggests the site is identified for its opportunity for wildlife rather than the current condition of wildlife. The deciduous woodland on the site is identified by the Natural England Priority Habitat Inventory. The brook and ancient woodland habitat give a special contribution to richness of wildlife. The site includes a small area of allotments, which potentially contributes to wildlife.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Tranquillity: ■ A degree of remoteness is expected (through being some distance away from roads or busy areas) whilst being in close proximity to the community. ■ A space where the community can escape for quiet contemplation and reflection. Positive factors such as landscape, woodland, water, and hearing natural sounds such as birdsong, an absence of human activity or even silence.	The site borders a main road but is well screened by mature woodland and the inside feels hidden from the surrounding area. The woodland, brook and natural sounds give a special contribution towards tranquillity.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
Does the site feel as though it is part of the local area?	Yes. Site borders a residential area and is well connected. The site size is 2.18 ha, which is local in character.
How does it connect to the local area?	The site has good connectivity with the residential area by footpaths and road.

Assessment criteria: Is the site publicly accessible?	Assessment
This is not a requirement of designation but is useful information in determining the current role of the green space.	Yes

Assessment criteria: Are there other protective designations on the site?	Assessment
What are the current designations affecting the site? Would there be additional benefits of a Local Green Space, considering any existing protective designations?	No designations

Conclusion

The site is close to the residential area of Whalley Range, frequently used by the community, has recreational value to the local community by supporting a wide range of activities, the mature woodland and brook give a special contribution to beauty, richness of wildlife and tranquillity and it is local in character.

Hough End Clough is recommended for designation as Local Green Space.

5.0 Hough End - North Field

Assessment criteria: Is the site in close proximity to the community it serves?	Assessment
Is the site within 480m walking distance of a residential area?	Yes, site borders residential area of Whalley Range to the north
How well connected is the site with a residential area?	The site has good connectivity with residential streets to the north and east.
How many consultee responses on LGS designation for the Hough End sites are within 480m of the site?	28 consultee responses are within 480m of the Hough End area. 101 consultee responses (within Greater Manchester) are further than 480m from the area.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Is the site used/appreciated frequently by the community?	Yes. A large number of comments from the public in support of LGS designation was received, which included descriptions of how people use the site for recreation.
Beauty: ■ A 'special' contribution to the attractiveness of the area through local character, landscape, flora or fauna. ■ Being specifically mentioned in any landscape or similar designations. ■ Being highlighted in literature or art, such as a well-known poem or painting.	Contains an attractive area of mature woodland with a brook flowing through which borders an area of lawn. The gives a special contribution towards the beauty of the area.
Historic Significance: ■ The site having archaeological value and/or local historical significance. Key Consideration Assessment Criteria ■ Specific mention in a conservation area appraisal. Providing the setting for a listed or locally listed building or feature.	Not included in a Conservation Area and no listed buildings present. There is no special contribution to historic significance.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Recreational Value: ■ Local significance or recreational value. ■ What makes the site 'special' compared to other formal or informal recreational facilities locally (most amenity spaces, parks, sports pitches or allotments, as examples, are unlikely to meet the criteria fully on their own).	The Open Space Assessment identifies gaps in provision for parks and gardens; amenity green space; and natural and semi-natural greenspace in parts of Whalley Range. A large number of comments from the public in support of LGS designation for the Hough End sites was received, which included descriptions of how people use the site for recreation. People reported using the site for walking, jogging, dog walking, children playing, improving mental health, picnics, meeting friends, feeling closer to nature, sports and Scout groups activities. This wide variety of activities demonstrates special local significance of the site for recreation.
Richness of Wildlife: ■ 'Special' species found at the site and/ or habitats that support wildlife such as ponds, hedgerows, or mature trees ■ Formal designation such as a Site of Special Scientific Interest or a Site of Biological Importance, which make the site 'special'	An area of woodland and a brook flows through. Ancient Woodland is designated on the western corner of the site. The Greater Manchester Local Nature Recovery Strategy identifies a significant part of the site at the woodland area to the west and the trees fronting Mauldeth Road West as is in a Nature Recover Opportunity Area. These are areas where there are opportunities for action towards nature recovery, that could help better connect, expand or enhance Core Local Nature Sites. The deciduous woodland on the site is identified as Priority Habitat by Natural England. The brook and ancient woodland habitat on the site give a special contribution to richness of wildlife.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Tranquillity: ■ A degree of remoteness is expected (through being some distance away from roads or busy areas) whilst being in close proximity to the community. ■ A space where the community can escape for quiet contemplation and reflection. Positive factors such as landscape, woodland, water, and hearing natural sounds such as birdsong, an absence of human activity or even silence.	The site borders a main road but is well screened by mature trees and give a feeling of being hidden away out of sight from surroundings. The woodland, brook and natural sounds give a special contribution towards tranquillity.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
Does the site feel as though it is part of the local area?	Site borders a residential area and is well connected. The site size is 9.33 ha, which is considered at the upper end of being local in character.
How does it connect to the local area?	The site has good connectivity with the residential area by footpaths and road.

Assessment criteria: Is the site publicly accessible?	Assessment
This is not a requirement of designation but is useful information in determining the current role of the green space.	Yes

Assessment criteria: Are there other protective designations on the site?	Assessment
What are the current designations affecting the site? Would there be additional benefits of a Local Green Space, considering any existing protective designations?	No designations

Conclusion

The site is close to the residential areas, frequently used by the community, has recreational value to the local community by supporting a wide range of activities, the mature woodland and brook on the sites gives a special contribution to beauty, richness of wildlife and tranquillity.

Hough End North Field is recommended for designation as Local Green Space.

6.0 Hough End - South Field

Assessment criteria: Is the site in close proximity to the community it serves?	Assessment
Is the site within 480m walking distance of a residential area?	Yes, site borders residential area to the east.
How well connected is the site with a residential area?	Well-connected by residential streets
How many consultee responses on LGS designation for the Hough End sites are within 480m of the site?	28 consultee responses are within 480m of the Hough End area. 101 consultee responses (within Greater Manchester) are further than 480m from the area.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Is the site used/appreciated frequently by the community?	Yes. A large number of comments from the public in support of LGS designation for the Hough End sites was received, which included descriptions of how people use the site for recreation.
Beauty: ■ A 'special' contribution to the attractiveness of the area through local character, landscape, flora or fauna. ■ Being specifically mentioned in any landscape or similar designations. ■ Being highlighted in literature or art, such as a well-known poem or painting.	An expansive area with playing fields with sports pitches, most are open but some are fenced off. There is no special contribution to beauty.
Historic Significance: ■ The site having archaeological value and/or local historical significance. Key Consideration Assessment Criteria ■ Specific mention in a conservation area appraisal. Providing the setting for a listed or locally listed building or feature.	Not included in a Conservation Area and no listed buildings present. There is no special contribution to historic significance

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Recreational Value: ■ Local significance or recreational value. ■ What makes the site 'special' compared to other formal or informal recreational facilities locally (most amenity spaces, parks, sports pitches or allotments, as examples, are unlikely to meet the criteria fully on their own).	The Open Space Assessment identifies gaps in provision for parks and gardens; amenity green space; and natural and semi-natural greenspace in parts of Whalley Range. A large number of comments from the public in support of LGS designation was received, which included descriptions of how people use the site for recreation. People reported using the site for walking, jogging, dog walking, children playing, improving mental health, picnics, meeting friends, feeling closer to nature, sports and Scout groups activities. This wide variety of activities and also the large number of open sports pitches and an outdoor gym providing opportunities for sports and exercise demonstrates special local significance of the site for recreation.
Richness of Wildlife: ■ 'Special' species found at the site and/ or habitats that support wildlife such as ponds, hedgerows, or mature trees ■ Formal designation such as a Site of Special Scientific Interest or a Site of Biological Importance, which make the site 'special'	Trees border the site but most of the area is lawn, so there is limited contribution to wildlife. The Greater Manchester Local Nature Recovery Strategy identifies a small area of scrub to the northwest as in a Nature Recovery Opportunity Area. Although this suggests the site is identified for its opportunity for wildlife rather than the current condition of wildlife. The site is mostly playing fields and there is no special contribution to richness of wildlife

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Tranquillity: ■ A degree of remoteness is expected (through being some distance away from roads or busy areas) whilst being in close proximity to the community. ■ A space where the community can escape for quiet contemplation and reflection. Positive factors such as landscape, woodland, water, and hearing natural sounds such as birdsong, an absence of human activity or even silence.	Main roads and a leisure centre overlook the site and fenced off football pitches detracts from remoteness or absence of human activity. There is no special contribution to tranquillity.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
Does the site feel as though it is part of the local area?	Site borders a residential area and is well connected. The site size is 28.42 ha, which is not considered as being local in character.
How does it connect to the local area?	The site has good connectivity with the residential area by footpaths and road.

Assessment criteria: Is the site publicly accessible?	Assessment
This is not a requirement of designation but is useful information in determining the current role of the green space.	Yes

Assessment criteria: Are there other protective designations on the site?	Assessment
What are the current designations affecting the site? Would there be additional benefits of a Local Green Space, considering any existing protective designations?	No designations

Conclusion

The site is close to a residential area, frequently used by the community and has recreational value to the local community by supporting a wide range of activities included use of the large number of open sports pitches. The site size of 28.42 ha is not considered as being local in character but it is well connected with the surrounding residential area, so on balance the site is considered to be local in character.

Hough End South Field is recommended for designation as Local Green Space.

7.0 Sandhills

Assessment criteria: Is the site in close proximity to the community it serves?	Assessment
Is the site within 480m walking distance of a residential area?	Yes, site borders residential area of Collyhurst.
How well connected is the site with a residential area?	The site is connected to the surrounding residential area of Collyhurst.
How many consultee responses on LGS designation for the site are within 480m of the site?	The proposal for LGS was put forward for this site by a community organisation. No specific individual consultee responses received

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Is the site used/appreciated frequently by the community?	The Call for Sites submission by Friends of Irk Valley and Sandhills says the site is extensively visited by the local community, schools, walking and running groups.
Beauty: ■ A 'special' contribution to the attractiveness of the area through local character, landscape, flora or fauna. ■ Being specifically mentioned in any landscape or similar designations. ■ Being highlighted in literature or art, such as a well-known poem or painting.	The site is an attractive green space with mature trees and meadow. The draft Local Plan policies map includes the site in Policy EN2 River Valleys: Irk Valley. This requires development in the Irk Valley to respect local character. The site gives a 'special' contribution towards the beauty of the area.
Historic Significance: ■ The site having archaeological value and/or local historical significance. ■ Specific mention in a conservation area appraisal. Providing the setting for a listed or locally listed building or feature.	Not included in a Conservation Area and no listed buildings present. The site used to be a sandstone quarry which supplied stone for historic buildings in Manchester. The former sandstone quarry contributes some historic significance.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Recreational Value: - Local significance or recreational value. - What makes the site 'special' compared to other formal or informal recreational facilities locally (most amenity spaces, parks, sports pitches or allotments, as examples, are unlikely to meet the criteria fully on their own).	The Call for Sites submission says the Collyhurst Walking Group uses Sandhills as a regular route. Friends of the Irk Valley and Sandhills have organised several local community events in the area including Easter egg hunt, nature and history walk, Christmas carol concert and a flower trail. This wide variety of activities demonstrates special local significance of the site for recreation.
Richness of Wildlife: 'Special' species found at the site and/ or habitats that support wildlife such as ponds, hedgerows, or mature trees - Formal designation such as a Site of Special Scientific Interest or a Site of Biological Importance, which make the site 'special'	Sandhills forms part of the Irk Valley Green corridor. The site is bound by mature trees shrubs and contains a meadow. The draft Local Plan policies map includes the site in Policy EN2 River Valleys: Irk Valley. This requires development in the Irk Valley to respect biodiversity. The deciduous woodland on the site is identified as Priority Habitat by Natural England. The Call for Sites submission reports many species of birds, insects, fungi and plants are present on the site. The habitat gives a special contribution to richness of wildlife.
Tranquillity: - A degree of remoteness is expected (through being some distance away from roads or busy areas) whilst being in close proximity to the community. - A space where the community can escape for quiet contemplation and reflection. Positive factors such as landscape, woodland, water, and hearing natural sounds such as birdsong, an absence of human activity or even silence.	The site is away from busy roads and so is relatively quiet. The site is also well screened by vegetation from the urban area. The mature trees and birdsong give a positive contribution. This gives a special contribution towards tranquillity.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
Does the site feel as though it is part of the local area?	Yes. The site is next to the residential area of Collyhurst. The site size is 5.27 ha, which is considered at the upper end of being local in character.
How does it connect to the local area?	The site is connected to Collyhurst by Rochdale Road to the east and Eggington Street to the north.

Assessment criteria: Is the site publicly accessible?	Assessment
This is not a requirement of designation but is useful information in determining the current role of the green space.	Yes

Assessment criteria: Are there other protective designations on the site?	Assessment
What are the current designations affecting the site? Would there be additional benefits of a Local Green Space, considering any existing protective designations?	No designations

Conclusion
The site is close to the residential area of Collyhurst, frequently used by the community, has recreational value to the local community by supporting a wide range of activities, and the mature trees and meadow give a special contribution to beauty, richness of wildlife and tranquillity.. Sandhills Park is recommended for designation as Local Green Space.

8.0 Old Granada Studios

Assessment criteria: Is the site in close proximity to the community it serves?	Assessment
Is the site within 480m walking distance of a residential area?	Yes. The site is within the city centre, which contains a large residential population.
How well connected is the site with a residential area?	Well-connected with surrounding area for visitors.
How many consultee responses on LGS designation for the site are within 480m of the site?	The proposal for LGS was put forward for this site by a community organisation. No specific individual consultee responses received

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Is the site used/appreciated frequently by the community?	The site is walled off with no public access, so is currently not used by the community.
Beauty: ■ A 'special' contribution to the attractiveness of the area through local character, landscape, flora or fauna. ■ Being specifically mentioned in any landscape or similar designations. ■ Being highlighted in literature or art, such as a well-known poem or painting.	The site has mature trees in a walled off area and is surrounded by urban form. This does not have a special contribution to the beauty.
Historic Significance: ■ The site having archaeological value and/or local historical significance. Key Consideration Assessment Criteria ■ Specific mention in a conservation area appraisal. Providing the setting for a listed or locally listed building or feature.	The site is in Castlefield Conservation Area and next to the St John Street Conservation Area to the east. The grade II listed St Johns College of Further Education is across the street to the north of the site. The site is surrounded by high walls and has no public access, therefore the site has little relation to the setting of surrounding heritage assets.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Recreational Value: - Local significance or recreational value. - What makes the site 'special' compared to other formal or informal recreational facilities locally (most amenity spaces, parks, sports pitches or allotments, as examples, are unlikely to meet the criteria fully on their own).	The site is walled off with no public access, so not used by the community. There is no contribution to recreational value.
Richness of Wildlife: 'Special' species found at the site and/ or habitats that support wildlife such as ponds, hedgerows, or mature trees - Formal designation such as a Site of Special Scientific Interest or a Site of Biological Importance, which make the site 'special'	Mature trees are present on the site but it is surrounded by walls and urban form. There is no special contribution to richness of wildlife.
Tranquillity: - A degree of remoteness is expected (through being some distance away from roads or busy areas) whilst being in close proximity to the community. - A space where the community can escape for quiet contemplation and reflection. Positive factors such as landscape, woodland, water, and hearing natural sounds such as birdsong, an absence of human activity or even silence.	The site is surrounded by the human activity of the city centre. There is no special contribution to tranquillity.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
Does the site feel as though it is part of the local area?	Yes. The site is in the city centre, with a large residential population. The site size is 0.20 ha, which is local in character.
How does it connect to the local area?	Roads with pavement surrounds the site, connecting it to the surrounding area.

Assessment criteria: Is the site publicly accessible?	Assessment
This is not a requirement of designation but is useful information in determining the current role of the green space.	No public access.

Assessment criteria: Are there other protective designations on the site?	Assessment
What are the current designations affecting the site? Would there be additional benefits of a Local Green Space, considering any existing protective designations?	The site is in Castlefield Conservation Area. LGS designation would give additional protection to the qualities of recreational if the site was given public access, which the Conservation Area does not specifically address.

Conclusion
The site is close to the neighbouring community and is local in character. However, the site is not 'special' based on consideration of the five primary attributes of beauty, historic significance, recreational value, richness of wildlife or tranquillity and therefore it is not considered appropriate to designate the site as Local Green Space. The site is surrounded by high walls meaning it is not visible from the outside and has no public access. This means the site is not used/appreciated by the local community and has little relation to the setting of the surrounding heritage assets. Old Granada Studios is not recommended for designation as Local Green Space.

9.0 Granary Gardens

Assessment criteria: Is the site in close proximity to the community it serves?	Assessment
Is the site within 480m walking distance of a residential area?	Yes. The site is within the city centre, which contains a large residential population.
How well connected is the site with a residential area?	Well-connected with surrounding area for visitors.
How many consultee responses on LGS designation for the site are within 480m of the site?	The proposal for LGS was put forward for this site by a community organisation. No specific individual consultee responses received.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Is the site used/appreciated frequently by the community?	Yes. The site has a reconstruction of the Roman Fort and connects to the wider Castlefield Urban Heritage Park. It is frequently visited for tourism.
Beauty: ■ A 'special' contribution to the attractiveness of the area through local character, landscape, flora or fauna. ■ Being specifically mentioned in any landscape or similar designations. ■ Being highlighted in literature or art, such as a well-known poem or painting.	There are some trees and shrubs but they are not considered significant and the site is surrounded by urban form. There is no special contribution to beauty.
Historic Significance: ■ The site having archaeological value and/or local historical significance. ■ Specific mention in a conservation area appraisal. Providing the setting for a listed or locally listed building or feature.	Yes. The site is in Castlefield Conservation Area and was the site of the Roman Fort, where a reconstruction can be visited. The grade II listed Castlefield Railway Viaduct runs to the south of the site. The Castlefield Conservation Area Appraisal includes the area of the former Roman Fort in the history of the area. The site has strong historic significance and archaeological value.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Recreational Value: - Local significance or recreational value. - What makes the site 'special' compared to other formal or informal recreational facilities locally (most amenity spaces, parks, sports pitches or allotments, as examples, are unlikely to meet the criteria fully on their own).	The Open Space Assessment identifies gaps in provision for amenity greenspaces around Castlefield. The site is popular for visiting the re-created Roman Fort, which is an important part of local tourism and the urban heritage park. However, this contribution to tourism is separate from recreation associated with green space and so it does not have a special contribution to recreational value.
Richness of Wildlife: 'Special' species found at the site and/ or habitats that support wildlife such as ponds, hedgerows, or mature trees - Formal designation such as a Site of Special Scientific Interest or a Site of Biological Importance, which make the site 'special'	There are some trees and shrubs but there are not considered significant for wildlife. The site does not have special contribution towards wildlife.
Tranquillity: - A degree of remoteness is expected (through being some distance away from roads or busy areas) whilst being in close proximity to the community. - A space where the community can escape for quiet contemplation and reflection. Positive factors such as landscape, woodland, water, and hearing natural sounds such as birdsong, an absence of human activity or even silence.	The site is surrounded by urban form and noise of the city centre, including nearby railway viaducts. There is no remoteness or absence of human activity. There is no special contribution to tranquillity.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
Does the site feel as though it is part of the local area?	Yes. The site is in the city centre, with a large residential population. The site size is 0.30 ha, which is local in character.
How does it connect to the local area?	Roads with pavement surround the site, giving easy access.

Assessment criteria: Is the site publicly accessible?	Assessment
This is not a requirement of designation but is useful information in determining the current role of the green space.	Yes there is public access.

Assessment criteria: Are there other protective designations on the site?	Assessment
What are the current designations affecting the site? Would there be additional benefits of a Local Green Space, considering any existing protective designations?	The site is in Castlefield Conservation Area, which would protect the historic significance of the site. LGS designation would not give additional protection to the site's special historic quality and so is not necessary.

Conclusion
The site is close to a large residential population in the city centre, frequently used by the community and has historic significance by contributing to heritage value. The site has protection from the Castlefield Conservation Area, which would protect the historic significance of the site. LGS designation would not give additional protection to the site's special historic quality and so is not necessary. Granary Gardens is not recommended for designation as Local Green Space.

10.0 Pioneer Quay

Assessment criteria: Is the site in close proximity to the community it serves?	Assessment
Is the site within 480m walking distance of a residential area?	Yes. The site is within the city centre, which contains a large residential population.
How well connected is the site with a residential area?	Well-connected with surrounding area for visitors.
How many consultee responses on LGS designation for the site are within 480m of the site?	The proposal for LGS was put forward for this site by a community organisation. No specific individual consultee responses received.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Is the site used/appreciated frequently by the community?	The site is in an unkempt condition and leads to a dead end beside the canal with poor natural surveillance, and appears to be used infrequently.
Beauty: ■ A 'special' contribution to the attractiveness of the area through local character, landscape, flora or fauna. ■ Being specifically mentioned in any landscape or similar designations. ■ Being highlighted in literature or art, such as a well-known poem or painting.	The site has trees and shrubs beside the canal but it is in an unkempt condition. There is no special contribution to beauty.
Historic Significance: ■ The site having archaeological value and/or local historical significance. Key Consideration Assessment Criteria ■ Specific mention in a conservation area appraisal. Providing the setting for a listed or locally listed building or feature.	The site is in the Castlefield Conservation Area and next to the Rochdale Canal. However, the site does little to contribute to the historic setting. There is no special contribution to historic significance.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Recreational Value: - Local significance or recreational value. - What makes the site 'special' compared to other formal or informal recreational facilities locally (most amenity spaces, parks, sports pitches or allotments, as examples, are unlikely to meet the criteria fully on their own).	The Open Space Assessment identifies gaps in provision for amenity greenspaces around Castlefield. The site is in an unkempt condition and there is no current significant recreational value but the Call for Sites submission says there is opportunity for it to create an east-west through route with a new bridge onto green space at Beaufort Street Corner and the Roman Fort reconstruction. The current state of the site does not contribute to recreational value.
Richness of Wildlife: 'Special' species found at the site and/ or habitats that support wildlife such as ponds, hedgerows, or mature trees - Formal designation such as a Site of Special Scientific Interest or a Site of Biological Importance, which make the site 'special'	The site has trees and shrubs but does not significantly contribute to wildlife. The Greater Manchester Local Nature Recovery Strategy identifies an area of modified grassland at the site as in a Nature Recovery Opportunity Area. Although this suggests the site is identified for its opportunity for wildlife rather than the current condition of wildlife. The site does not have special contribution towards wildlife.
Tranquillity: - A degree of remoteness is expected (through being some distance away from roads or busy areas) whilst being in close proximity to the community. - A space where the community can escape for quiet contemplation and reflection. Positive factors such as landscape, woodland, water, and hearing natural sounds such as birdsong, an absence of human activity or even silence.	The site is surrounded by the city centre and next to a busy road junction and below a tram line along a viaduct. There is no remoteness or absence of human activity. There is no special contribution to tranquillity.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
Does the site feel as though it is part of the local area?	Yes. The site is in the city centre, with a large residential population. The site size is 0.13 ha, which is local in character.
How does it connect to the local area?	Roads with pavement surrounds the site, giving easy access.

Assessment criteria: Is the site publicly accessible?	Assessment
This is not a requirement of designation but is useful information in determining the current role of the green space.	Yes there is public access.

Assessment criteria: Are there other protective designations on the site?	Assessment
What are the current designations affecting the site? Would there be additional benefits of a Local Green Space, considering any existing protective designations?	The site is in Castlefield Conservation Area, which would protect the historic significance of the site. LGS designation would not give additional protection to the site's special historic quality and so is not necessary.

Conclusion
The site is close to the community it serves and local in character. However, the site is not 'special' based on consideration of the five primary attributes of beauty, historic significance, recreational value, richness of wildlife or tranquillity and therefore it is not considered appropriate to designate the site as Local Green Space. The site is in an unkempt condition and leads to a dead end beside the canal with poor natural surveillance and appears to be used infrequently. Pioneer Quay is not recommended for designation as Local Green Space.

11.0 Beaufort Street Corner

Assessment criteria: Is the site in close proximity to the community it serves?	Assessment
Is the site within 480m walking distance of a residential area?	Yes. The site is within the city centre, which contains a large residential population.
How well connected is the site with a residential area?	Well-connected with surrounding area for visitors.
How many consultee responses on LGS designation for the site are within 480m of the site?	The proposal for LGS was put forward for this site by a community organisation. No specific individual consultee responses received.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Is the site used/appreciated frequently by the community?	The site is part of the Castlefield Urban Heritage Park containing the reconstruction of the Roman Fort and has a link to the National Trust Castlefield Viaduct, which is frequently visited and actively promoted for tourism.
Beauty: ■ A 'special' contribution to the attractiveness of the area through local character, landscape, flora or fauna. ■ Being specifically mentioned in any landscape or similar designations. ■ Being highlighted in literature or art, such as a well-known poem or painting.	There is site consists of lawn and a tower of steps up to the National Trust Castlefield Viaduct. There is no special contribution to beauty.
Historic Significance: ■ The site having archaeological value and/or local historical significance. Key Consideration Assessment Criteria ■ Specific mention in a conservation area appraisal. Providing the setting for a listed or locally listed building or feature.	Yes. The site is in Castlefield Conservation Area and was on the site of the Roman Fort. The grade II listed Castlefield Railway Viaduct runs to the south of the site. The Castlefield Conservation Area Appraisal includes the area of the former Roman Fort in the history of the area. The site has strong historic significance and archaeological value.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Recreational Value: - Local significance or recreational value. - What makes the site 'special' compared to other formal or informal recreational facilities locally (most amenity spaces, parks, sports pitches or allotments, as examples, are unlikely to meet the criteria fully on their own).	The Open Space Assessment identifies gaps in provision for amenity greenspaces around Castlefield. The site connected to an area which is popular for visiting the re-created Roman Fort and National Trust Castlefield Viaduct, which are an important part of local tourism and the urban heritage park. However, this contribution to tourism is separate from recreation associated with green space and so it does not have a special contribution to recreational value.
Richness of Wildlife: 'Special' species found at the site and/ or habitats that support wildlife such as ponds, hedgerows, or mature trees - Formal designation such as a Site of Special Scientific Interest or a Site of Biological Importance, which make the site 'special'	The site consists of lawn. The site does not have special contribution towards wildlife.
Tranquillity: - A degree of remoteness is expected (through being some distance away from roads or busy areas) whilst being in close proximity to the community. - A space where the community can escape for quiet contemplation and reflection. Positive factors such as landscape, woodland, water, and hearing natural sounds such as birdsong, an absence of human activity or even silence.	The site is surrounded by urban form and noise of the city centre, including nearby railway viaducts. There is no remoteness or absence of human activity. There is no special contribution to tranquillity.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
Does the site feel as though it is part of the local area?	Yes. The site is in the city centre, with a large residential population. The site size is 0.05 ha, which is local in character.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
How does it connect to the local area?	Roads with pavement surrounds the site, giving easy access.

Assessment criteria: Is the site publicly accessible?	Assessment
This is not a requirement of designation but is useful information in determining the current role of the green space.	Yes, there is public access.

Assessment criteria: Are there other protective designations on the site?	Assessment
What are the current designations affecting the site? Would there be additional benefits of a Local Green Space, considering any existing protective designations?	The site is in Castlefield Conservation Area, which would protect the historic significance of the site. LGS designation would not give additional protection to the site's special historic quality and so is not necessary.

Conclusion
The site is close to a large residential population in the city centre, frequently used by the community and has historic significance by contributing to heritage value. The site is in Castlefield Conservation Area, which would protect the historic significance of the site. LGS designation would not give additional protection to the site's special historic quality and so is not necessary. Beaufort Street Corner is not recommended for designation as Local Green Space.

12.0 Roman Gardens

Assessment criteria: Is the site in close proximity to the community it serves?	Assessment
Is the site within 480m walking distance of a residential area?	Yes. The site is within the city centre, which contains a large residential population.
How well connected is the site with a residential area?	Well-connected with surrounding area for visitors.
How many consultee responses on LGS designation for the site are within 480m of the site?	The proposal for LGS was put forward for this site by a community organisation. No specific individual consultee responses received.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Is the site used/appreciated frequently by the community?	Yes. The site has a reconstruction of the Roman Fort and connects to the wider Castlefield Urban Heritage Park. It is frequently visited for tourism.
Beauty: ■ A 'special' contribution to the attractiveness of the area through local character, landscape, flora or fauna. ■ Being specifically mentioned in any landscape or similar designations. ■ Being highlighted in literature or art, such as a well-known poem or painting.	There are some trees and lawn but these are not considered significant and the site is surrounded by urban form. There is no special contribution to beauty.
Historic Significance: ■ The site having archaeological value and/or local historical significance. Key Consideration Assessment Criteria ■ Specific mention in a conservation area appraisal. Providing the setting for a listed or locally listed building or feature.	Yes. The site is in Castlefield Conservation Area and was on the site of the Roman Fort. The grade II listed Castlefield Railway Viaduct runs to the south and the grade II listed Museum of Science and Industry is to the north. There are other grade II listed buildings in proximity along Liverpool Road. The Castlefield Conservation Area Appraisal includes the area of the former Roman Fort in the history of the area. The site has strong historic significance and archaeological value.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Recreational Value: - Local significance or recreational value. - What makes the site 'special' compared to other formal or informal recreational facilities locally (most amenity spaces, parks, sports pitches or allotments, as examples, are unlikely to meet the criteria fully on their own).	The Open Space Assessment identifies gaps in provision for amenity greenspaces around Castlefield. The site is popular for visiting the re-created Roman Fort, which is an important part of local tourism and the Castlefield Urban Heritage Park. However, this contribution to tourism is separate from recreation associated with green space and so it does not have a special contribution to recreational value.
Richness of Wildlife: 'Special' species found at the site and/ or habitats that support wildlife such as ponds, hedgerows, or mature trees - Formal designation such as a Site of Special Scientific Interest or a Site of Biological Importance, which make the site 'special'	There are some trees and lawn but these are not considered significant for wildlife. The site does not have a special contribution towards wildlife.
Tranquillity: - A degree of remoteness is expected (through being some distance away from roads or busy areas) whilst being in close proximity to the community. - A space where the community can escape for quiet contemplation and reflection. Positive factors such as landscape, woodland, water, and hearing natural sounds such as birdsong, an absence of human activity or even silence.	The site is surrounded by urban form and noise of the city centre. There is no remoteness or absence of human activity. There is no special contribution to tranquillity.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
Does the site feel as though it is part of the local area?	Yes. The site is in the city centre, with a large residential population. The site size is 0.6 ha, which is local in character.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
How does it connect to the local area?	Roads with pavement surrounds the site, giving easy access.

Assessment criteria: Is the site publicly accessible?	Assessment
This is not a requirement of designation but is useful information in determining the current role of the green space.	Yes there is public access.

Assessment criteria: Are there other protective designations on the site?	Assessment
What are the current designations affecting the site? Would there be additional benefits of a Local Green Space, considering any existing protective designations?	The site is in Castlefield Conservation Area, which would protect the historic significance of the site. LGS designation would not give additional protection to the site's special historic quality and so is not necessary.

Conclusion
The site is close to a large residential population in the city centre, frequently used by the community and has historic significance by contributing to heritage value. The site is in Castlefield Conservation Area, which would protect the historic significance of the site. LGS designation would not give additional protection to the site's special historic quality and so is not necessary. Roman Gardens is not recommended for designation as Local Green Space.

13.0 Chorlton Community Garden

Assessment criteria: Is the site in close proximity to the community it serves?	Assessment
Is the site within 480m walking distance of a residential area?	Yes. The site is surrounded by the residential area of Chorlton.
How well connected is the site with a residential area?	The site has good connectivity with the surrounding residential area of Chorlton.
How many consultee responses on LGS designation for the site are within 480m of the site?	The proposal for LGS was put forward for this site by a community organisation. No specific individual consultee responses received.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Is the site used/appreciated frequently by the community?	Yes. The community garden has recently been created by Chorlton Civic Society for the community and visitors to use. The site is likely too small for a wide range of uses.
Beauty: ■ A 'special' contribution to the attractiveness of the area through local character, landscape, flora or fauna. ■ Being specifically mentioned in any landscape or similar designations. ■ Being highlighted in literature or art, such as a well-known poem or painting.	The site is a pleasant space with some flowers and trees. This is not considered significant enough to have a special contribution to the beauty.
Historic Significance: ■ The site having archaeological value and/or local historical significance. Key Consideration Assessment Criteria ■ Specific mention in a conservation area appraisal. Providing the setting for a listed or locally listed building or feature.	The site is next to the grade II listed former temperance billiard hall and grade II listed Chorlton Library. The garden has some positive contribution to the setting of these listed buildings.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Recreational Value: - Local significance or recreational value. - What makes the site 'special' compared to other formal or informal recreational facilities locally (most amenity spaces, parks, sports pitches or allotments, as examples, are unlikely to meet the criteria fully on their own).	The Open Space Assessment identifies gaps in provision for parks and gardens at Chorlton. The community garden has been created by Chorlton Civic Society for the community and visitors to use. There are opportunities for volunteers to get involved in community projects to work on the garden. There are small events for the public such as plant swaps, wreath-making workshops and music. This community project demonstrates special local significance of the site for recreation.
Richness of Wildlife: 'Special' species found at the site and/ or habitats that support wildlife such as ponds, hedgerows, or mature trees - Formal designation such as a Site of Special Scientific Interest or a Site of Biological Importance, which make the site 'special'	The planting makes some contribution to greening the area with trees and flowers. No special contribution to richness of wildlife.
Tranquillity: - A degree of remoteness is expected (through being some distance away from roads or busy areas) whilst being in close proximity to the community. - A space where the community can escape for quiet contemplation and reflection. Positive factors such as landscape, woodland, water, and hearing natural sounds such as birdsong, an absence of human activity or even silence.	Provides a pleasant garden space but being situated next to a busy road and a pub limits the level of tranquillity. No degree of remoteness or absence of human activity. No special contribution to tranquillity.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
Does the site feel as though it is part of the local area?	Yes. The site is surrounded by the residential area of Chorlton. The site size is 0.01 ha, which is local in character.
How does it connect to the local area?	Residential roads with pavement connect to the site, giving easy access.

Assessment criteria: Is the site publicly accessible?	Assessment
This is not a requirement of designation but is useful information in determining the current role of the green space.	The site is for use by the community but not public access.

Assessment criteria: Are there other protective designations on the site?	Assessment
What are the current designations affecting the site? Would there be additional benefits of a Local Green Space, considering any existing protective designations?	No other designations.

Conclusion
The site is close to the residential area of Chorlton, is frequently used by the community, has some contribution to heritage assets, has special recreational value to the local community and is local in character. Chorlton Community Garden is recommended for designation as Local Green Space.

14.0 St John's Gardens

Assessment criteria: Is the site in close proximity to the community it serves?	Assessment
Is the site within 480m walking distance of a residential area?	Yes. The site is within the city centre, which contains a large residential population.
How well connected is the site with a residential area?	Well-connected with surrounding area for visitors.
How many consultee responses on LGS designation for the site are within 480m of the site?	The proposal for LGS was put forward for this site by a community organisation. No specific individual consultee responses received.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Is the site used/appreciated frequently by the community?	Well-used attractive green space in the city centre.
Beauty: ■ A 'special' contribution to the attractiveness of the area through local character, landscape, flora or fauna. ■ Being specifically mentioned in any landscape or similar designations. ■ Being highlighted in literature or art, such as a well-known poem or painting.	A pleasant green space with mature trees and flowers. This is not considered significant enough to have a special contribution to the beauty.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Historic Significance: ■ The site having archaeological value and/or local historical significance. Key Consideration Assessment Criteria ■ Specific mention in a conservation area appraisal. Providing the setting for a listed or locally listed building or feature.	The site is in St John Street Conservation Area and is near several listed buildings and structures including the grade II listed 14 Byrom Street, bollards at end of St Johns Passage, number 25 and 31 attached former chapel and most of the buildings along St John Street to the east are listed. The St Johns Street Conservation Area Appraisal says St John's Church used to stand on the site and the churchyard contains the remains of a remarkable number of people associated with the rise of Manchester as a world industrial city. The site contributes to the historic setting of the Conservation Area and surrounding listed buildings. The site also has historic significance itself. This gives a special contribution to historic significance.
Recreational Value: ■ Local significance or recreational value. ■ What makes the site 'special' compared to other formal or informal recreational facilities locally (most amenity spaces, parks, sports pitches or allotments, as examples, are unlikely to meet the criteria fully on their own).	Well-used green space and provides one of the few green spaces in the city centre set out as an attractive park with benches, picnics tables and open lawn giving opportunities for recreation. The site has special recreational value.
Richness of Wildlife: ■ 'Special' species found at the site and/ or habitats that support wildlife such as ponds, hedgerows, or mature trees ■ Formal designation such as a Site of Special Scientific Interest or a Site of Biological Importance, which make the site 'special'	Mature trees, shrubs and flowers present on the site. No special contribution to richness of wildlife.

Assessment criteria: Is the site demonstrably special to a local community?	Assessment
Tranquillity: ■ A degree of remoteness is expected (through being some distance away from roads or busy areas) whilst being in close proximity to the community. ■ A space where the community can escape for quiet contemplation and reflection. Positive factors such as landscape, woodland, water, and hearing natural sounds such as birdsong, an absence of human activity or even silence.	A pleasant green space but is next to city centre roads, which limit the levels of tranquillity. The site does not have a degree of remoteness or absence of human activity. No special contribution to tranquillity.

Assessment criteria: Is the site local in character and not an extensive tract of land?	Assessment
Does the site feel as though it is part of the local area?	Yes. The site is in the city centre, with a large residential population. The site size is 0.47 ha, which is local in character.
How does it connect to the local area?	Roads with pavement surrounds the site, giving easy access.

Assessment criteria: Is the site publicly accessible?	Assessment
This is not a requirement of designation but is useful information in determining the current role of the green space.	Yes there is public access.

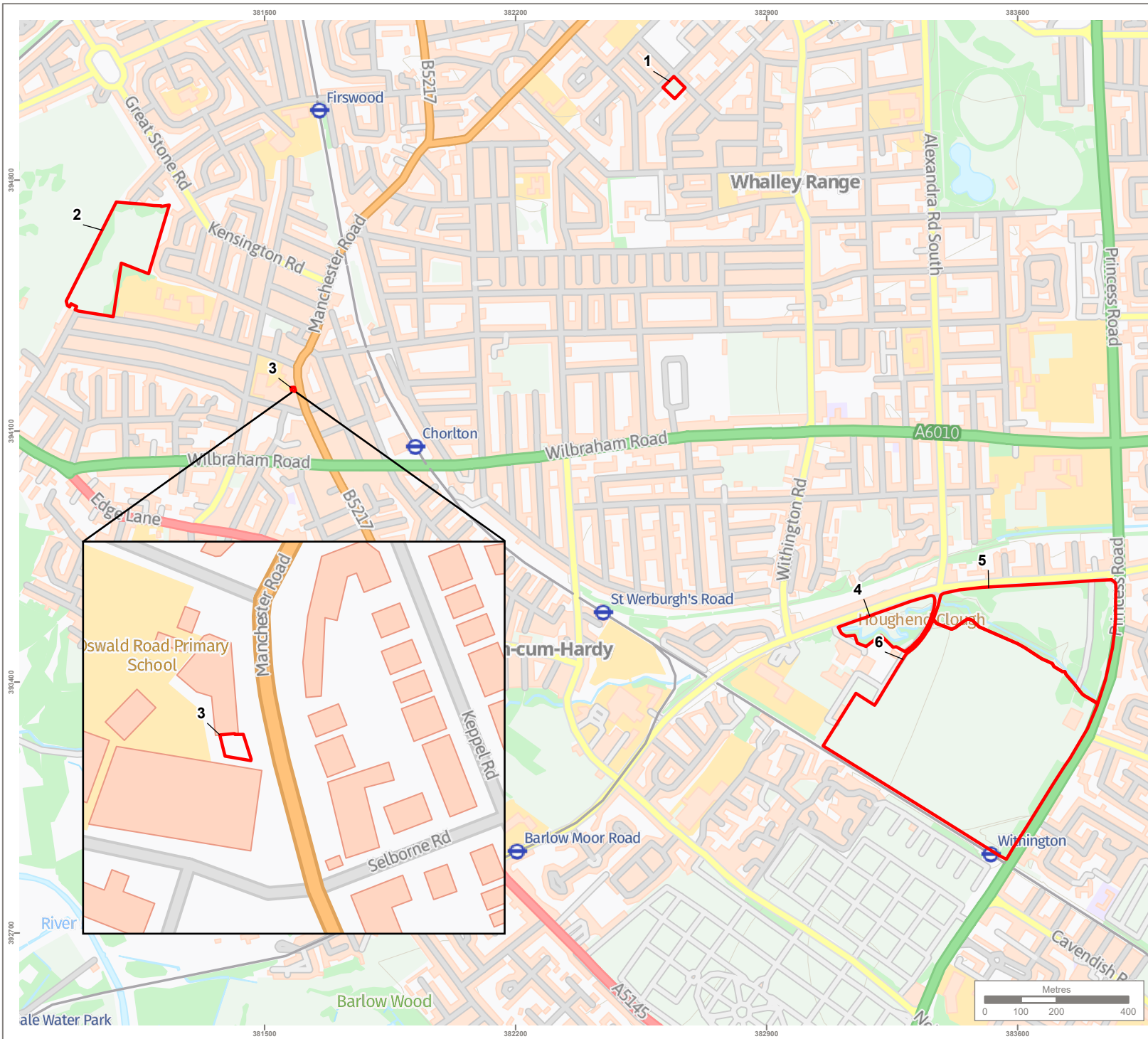
Assessment criteria: Are there other protective designations on the site?	Assessment
What are the current designations affecting the site? Would there be additional benefits of a Local Green Space, considering any existing protective designations?	The site is in St John Street Conservation Area. LGS designation would give additional protection to the qualities of recreational importance to the community, which the Conservation Area does not specifically address.

Conclusion

The site is close to a large residential population in the city centre, frequently used by the community, has historic significance by contributing to heritage assets and has special recreational value. The site has protection from the St John Street Conservation Area but LGS designation would give additional protection to the qualities of recreational importance.

St John's Gardens is recommended for designation as Local Green Space.

Appendix C: Proposed Local Green Space Locations



KEY

Local Green Space Requests

1 Carlton Club

2 Ryebank Road

3 Chorlton Community Garden

4 Hough End - The Clough

5 Hough End - North Field

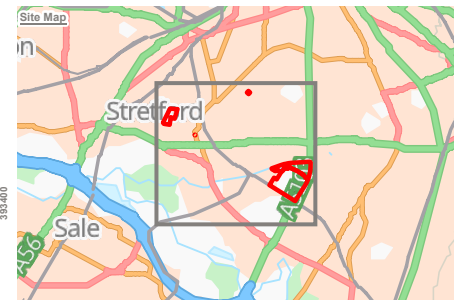
6 Hough End - South Field

Note

The boundaries shown are as submitted for the assessment. If approved as Local Green Space, the boundaries will need to be confirmed and they could change.



Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2026. All rights reserved.
Contains data from OS Zoomstack.



Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

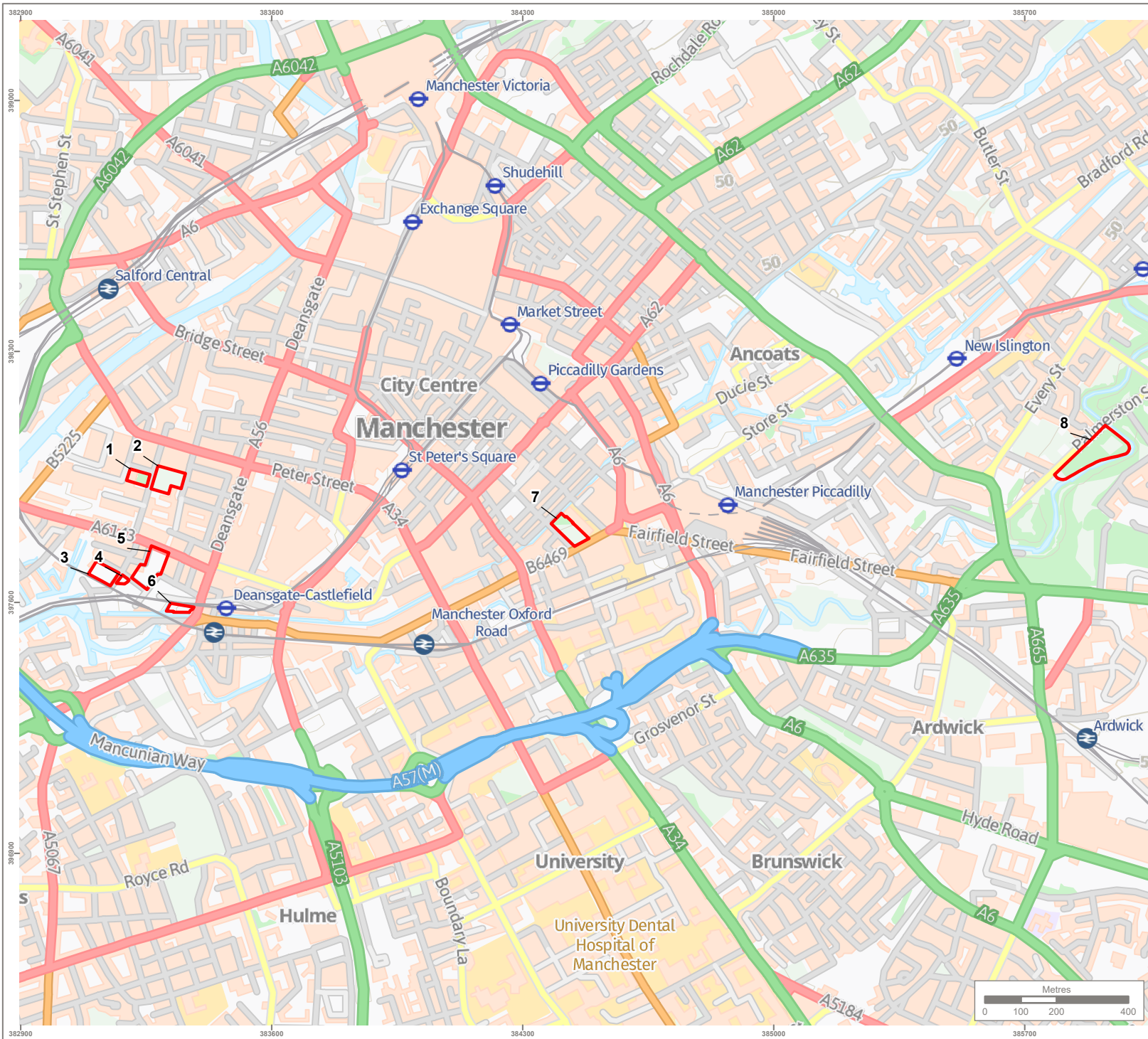
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Manchester City LGS Assessment

Title
Proposed Local Green Spaces - Drawing 1 of 4

Drawing Number
G11664.003

Drawn	Checked	Approved	Scale	Date
HP	BJ	JP	1:15,000 @ A4	18/06/2026



KEY

 Local Green Space Requests

- 1 Old Granada Studios
- 2 St John's Gardens
- 3 Granary Gardens
- 4 Beaufort Street Corner
- 5 Roman Gardens
- 6 Pioneer Quay
- 7 Saackville Gardens
- 8 Lower Medlock

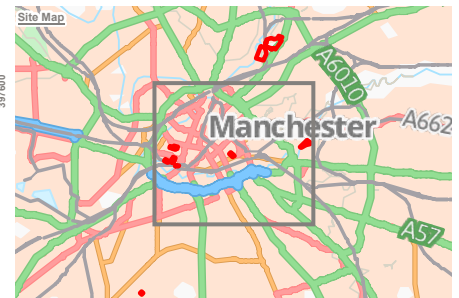
Note

The boundaries shown are as submitted for the assessment. If approved as Local Green Space, the boundaries will need to be confirmed and they could change.



Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2026. All rights reserved.
Contains data from OS Zoomstack.

Site Map



Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

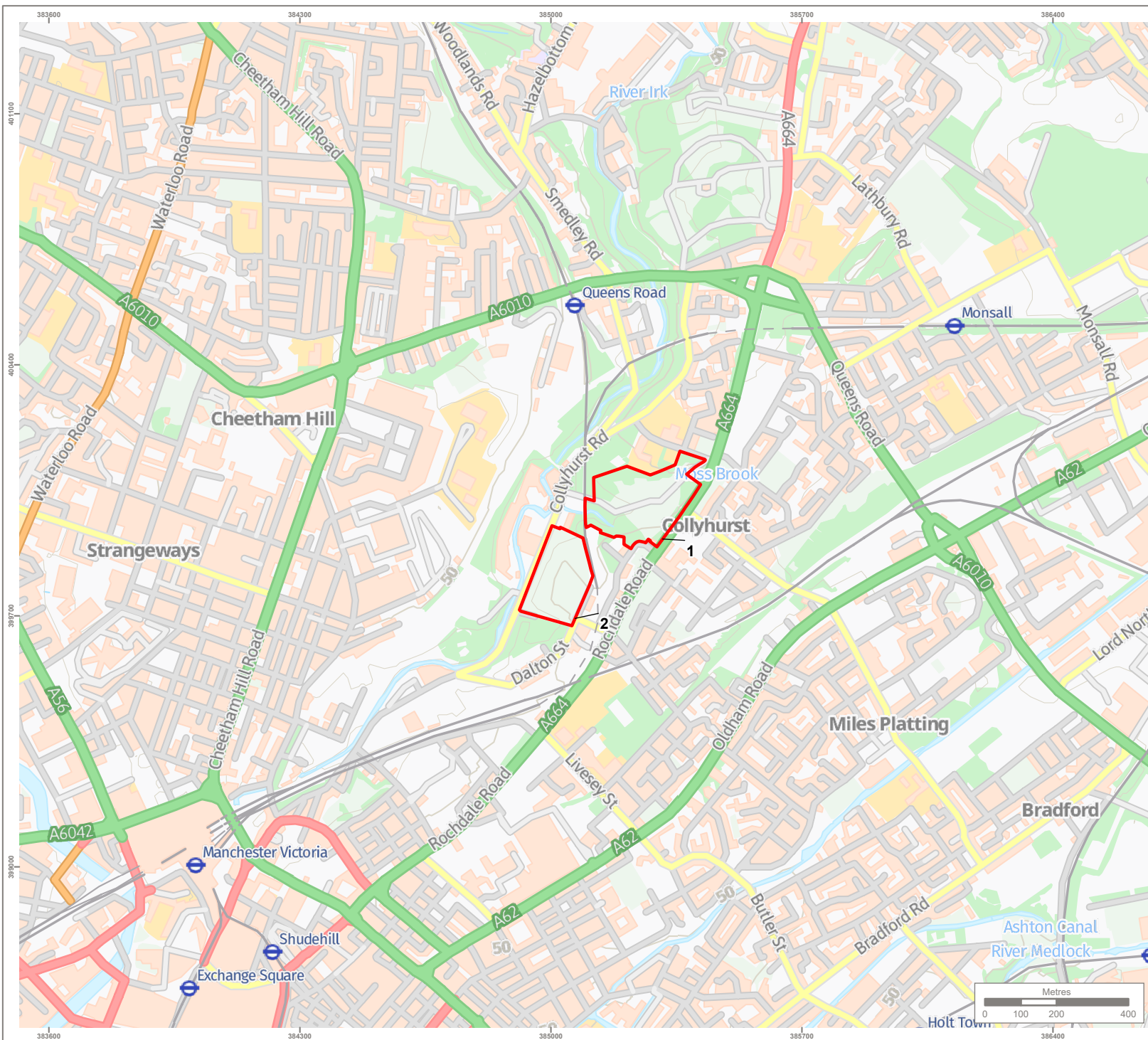
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Manchester City LGS Assessment

Title
Proposed Local Green Spaces - Drawing 2 of 4

Drawing Number
G11664.004

Drawn	Checked	Approved	Scale	Date
HP	BJ	JP	1:15,000 @ A4	24/06/2026



KEY

Local Green Space Requests

1 Sandhills Park

2 Bob's Hill

Note

The boundaries shown are as submitted for the assessment. If approved as Local Green Space, the boundaries will need to be confirmed and they could change.



Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2026. All rights reserved.
Contains data from OS Zoomstack.



Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

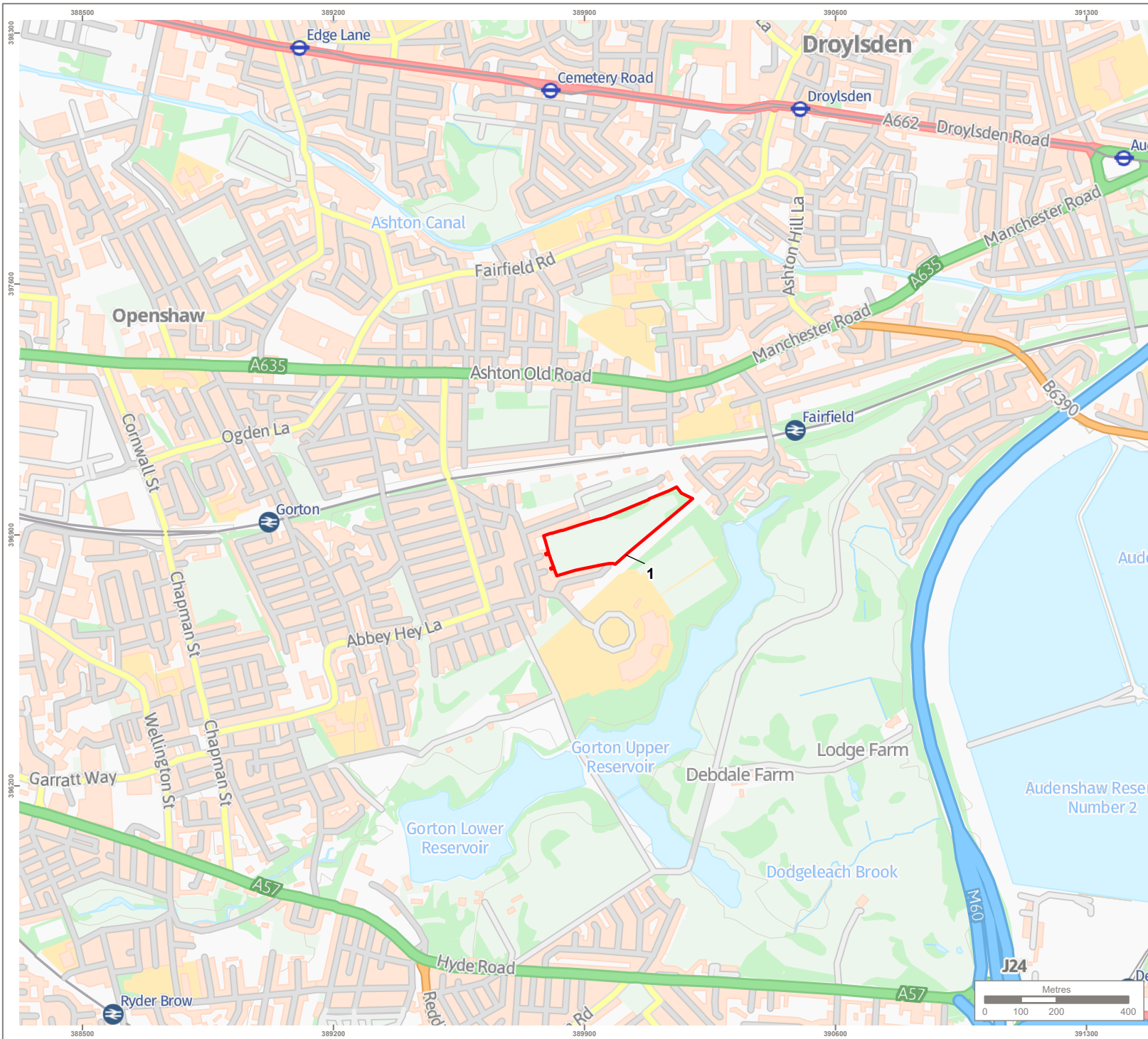
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Manchester City LGS Assessment

Title
Proposed Local Green Spaces - Drawing 3 of 4

Drawing Number
G11664.005

Drawn	Checked	Approved	Scale	Date
HP	BJ	JP	1:15,000 @ A4	24/06/2026



KEY

Local Green Space Requests

1 Godfrey Ermen Playing Field (Village Green)

Note

The boundaries shown are as submitted for the assessment. If approved as Local Green Space, the boundaries will need to be confirmed and they could change.



Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2026. All rights reserved.
Contains data from OS Zoomstack.



Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

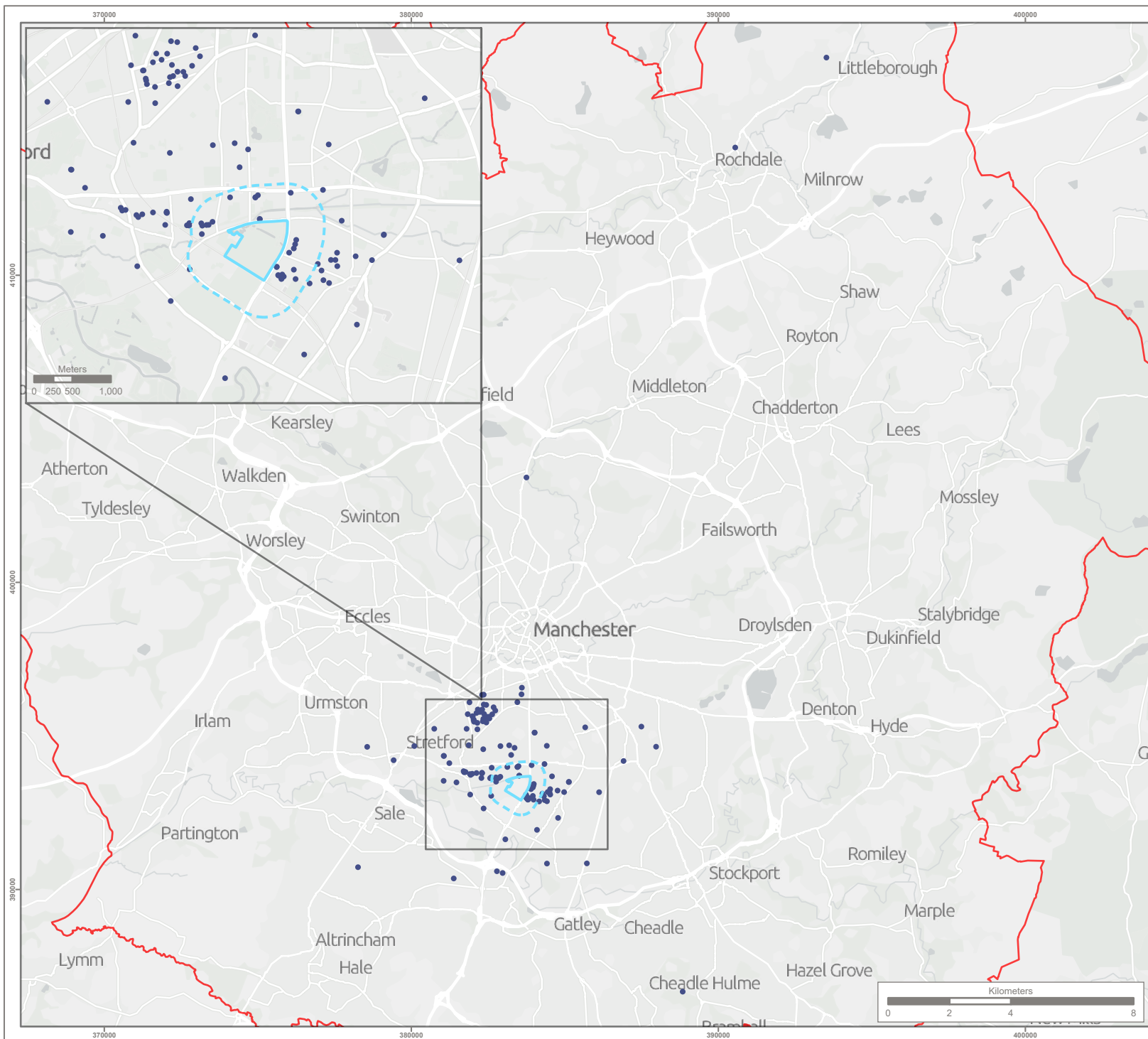
Project
Manchester City LGS Assessment

Title
Proposed Local Green Spaces - Drawing 4 of 4

Drawing Number
G11664.006

Drawn	Checked	Approved	Scale	Date
HP	BJ	JP	1:15,000 @ A4	18/06/2026

Appendix D: Locations of Consultee Responses for Hough End Sites



KEY

- Greater Manchester boundary
- Hough End local green space request area
- Hough End area - 480m buffer
- Hough End consultee responses

28 consultee responses are within 480m of the Hough End area. 101 consultee responses (within Greater Manchester) are further than 480m from the area.



Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2025. All rights reserved.
Contains data from OS Zoomstack.
Contains public sector information licensed under the Open Government Licence v3.0.

Site Map



Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Manchester City LGS Assessment

Title
Hough End Local Green Space Designation Responses

Drawing Number
G11664.002

Drawn	Checked	Approved	Scale	Date
MW	MC	JP	1:175,000 @ A4	24/04/2026



WARRINGTON

401 Faraday Street
Birchwood Park
Warrington
WA3 6GA

T: 01925 844004
E: tep@tep.uk.com

MARKET HARBOROUGH

The Reynard Suite
Bowden Business Village
Market Harborough
Leicestershire
LE16 7SA

T: 01858 383120
E: mh@tep.uk.com

GATESHEAD

Office 26 Gateshead
International Business
Centre
Mulgrave Terrace
Gateshead
NE8 1AN

T: 0191 6053340
E: gateshead@tep.uk.com

LONDON

8 Trinity Street
London
SE1 1DB

T: 020 3096 6050
E: london@tep.uk.com

CORNWALL

Nr Falmouth
Cornwall

T: 01326 240081
E: cornwall@tep.uk.com