



Jayne Hammond
Solicitor

Town Hall
Bury
Knowsley street
BL9 0SW

Bury Green Party
c/o 18, Guiseley close
Bury
BL9 5JR

Open Letter

10th November 2015

Dear Ms Hammond,

On behalf of members of Bury Green Party, I wish to register our objection to the disposal of the Public Open Space land surrounding Radcliffe Civic Hall on Thomas Street, Radcliffe.

The reasons for our objection are as follows :

1. The disposal of this Public Open Space land (with Play Area) can only be justified in the light of the Council's announcement elsewhere of the demolition of Radcliffe Civic Suite to make space for a housing scheme on the whole of the site (ref : Bury Council's A4 leaflet entitled "Radcliffe Regeneration")
2. The map made available to the public as part of the Notice under the Local Government Act 1972 Section 123 (1) , (2A) published in the Bury Times on 22/10 and 29/10 does not make it clear that the Civic Suite in the middle of this Public Open space land is to be demolished to allow for 40 housing units. The Notice is therefore grossly misleading.
3. According to Bury's Unitary Development Plan - which remains legally binding on the Council - and with regards to Area RD2 in Radcliffe, the plan states:

" The Council will maintain community facilities and public open space as the predominant land users with the Green Street/New Church Street area of the town centre. Should the opportunity arise, the Council will also support retailing, business(B1) , office and leisure uses of the Opportunity Site as identified on Green Street".

Justification

"This area of the town centre, directly to the north of the main shopping area, is expected to remain an important focus for recreation and community facilities. The Civic Hall, the town's main health centre, Radcliffe public baths and St Thomas's and St John's church are located in this area. The Council wishes to ensure that this situation continues, so that the relative accessibility of these facilities is maintained.

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We further object to the disposal of the land surrounding the Civic Hall as it is in breach of the above on two grounds :

- The Plan commits the Council to **keep the land north of the main shopping area for recreation and community facilities which includes the Public Open Space surrounding the Civic Hall as well as the Civic Hall building itself.**
- The Plan makes it clear that if the council was to take the opportunity to develop the Green Street/New Church street area, this would be for retail, business, office or leisure use, **and not for housing.**

If the Council therefore wishes to dispose of the Public Open Space land surrounding Radcliffe Civic Hall, it is not good enough to put a Notice declaring the Council's intention to simply dispose of the land. It has to openly declare to the public its intention of a **Change of Use** of this land from that outlined in the Unitary Development Plan with regards to ARD 2 and Radcliffe Town Centre Master Plan and consult with the public accordingly. This will inevitably take considerably longer than a mere 4 weeks Notice to dispose of this land or any possible challenge as to the legality of the content of this Notice.

For the reasons given above, we would therefore ask you to consider withdrawing this Notice and inform the public of our decision before the consultation closing date of 19th November 2015.

Yours sincerely,



Nicole Haydock
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