

Housing Statement

Proposed Barn Conversion at Three Gates Farm
Land adjacent 400 Turton Road, Tottington, Bury, BL8 3QG



1. Introduction

This Housing Statement has been prepared in support of the planning application (and any subsequent appeal) for the conversion of an existing agricultural barn at land adjacent **Three Gates Farm, 400 Turton Road, Tottington, Bury** to residential use.

The statement considers the proposal in the context of national and local planning policy relating to housing delivery, housing quality, and the reuse of existing buildings in rural locations. Particular regard is given to compliance with the **Nationally Described Space Standard (NDSS)** and the relevant policies of the **Places for Everyone Joint Development Plan** and the **emerging Bury Local Plan**.

The purpose of this statement is to demonstrate that the proposal represents an appropriate, sustainable, and policy-compliant form of residential development.

2. Site and Surroundings

The application site is adjacent to **Three Gates Farm**, located along Turton Road to the north of Tottington. The barn is an existing agricultural type building of traditional rural form and construction, set within a wider farmstead and rural landscape.

The site is characterised by dispersed development and agricultural uses, and the barn is physically and visually well related to the existing built form of the farm. The proposal does not introduce a new building into the countryside but seeks to repurpose an existing structure.

3. Description of the Proposed Development

The proposal comprises the **conversion of an existing agricultural type barn into a single residential dwelling**.

The scheme has been designed to:

- Retain the **existing footprint, scale, and massing** of the building
- Preserve the **rural and agricultural character** of the barn
- Require only limited and sympathetic external alterations necessary to facilitate residential use

Internally, the layout has been carefully designed to deliver a high-quality dwelling that meets modern living standards while responding to the constraints and character of the existing structure.

The proposal represents an efficient and sustainable reuse of an existing building and avoids the environmental and visual impacts associated with new-build development in the countryside.

4. Planning Policy Context

4.1 National Planning Policy Framework (NPPF)

The **National Planning Policy Framework (NPPF)** supports the sustainable reuse of redundant or disused rural buildings, provided that development is of an appropriate scale and design and enhances the building's long-term use.

The NPPF places significant weight on:

- Making effective use of existing land and buildings
- Supporting sustainable rural housing solutions
- Securing high-quality design and good standards of amenity

The proposed conversion accords fully with these objectives by reusing an existing barn, preserving its character, and delivering a well-designed dwelling with a high standard of internal amenity.

4.2 Places for Everyone Joint Development Plan (Adopted)

The **Places for Everyone Joint Development Plan (PJE)** forms part of the statutory development plan for Bury.

Policy JP-H3 – Type, Size and Design of New Housing requires new housing development to:

- Deliver high-quality homes
- Provide appropriate internal space and layout
- Ensure good residential amenity for future occupants

The proposed dwelling has been designed to meet modern housing standards, providing a functional and spacious internal layout that accords with the objectives of Policy JP-H3.

Although modest in scale, the development makes a positive contribution to housing provision by delivering a high-quality home without adverse impacts on character or openness.

4.3 Emerging Bury Local Plan

The emerging **Bury Local Plan** carries material weight and provides locally specific guidance relevant to the proposal.

Of particular relevance, the emerging Local Plan:

- Supports the **reuse of existing buildings**, particularly where this secures their long-term future
- Requires all new dwellings, including conversions, to meet the **Nationally Described Space Standard (NDSS)**
- Emphasises the importance of housing quality, internal space, and usability

The proposal fully aligns with this policy direction by delivering a compliant, well-designed dwelling within an existing rural structure.

4.4 Supplementary Planning Guidance

Relevant Supplementary Planning Documents relating to residential conversions and development in rural areas are material considerations. The proposal accords with their core principles by:

- Retaining the character of the existing building
 - Avoiding over-development
 - Delivering a high standard of residential accommodation
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5. Housing Need and Contribution

The proposal will deliver **one additional dwelling** within the Borough of Bury.

While modest in numerical terms, the contribution is nevertheless meaningful, particularly as it:

- Makes efficient use of existing building stock
- Does not require greenfield land take
- Supports rural housing delivery in a sustainable manner

The proposal therefore aligns with national and local objectives to boost housing supply while maintaining high environmental and design standards.

6. Type and Quality of Housing

The proposed dwelling is designed to provide a **high-quality home suitable for long-term occupation**.

The internal accommodation includes:

- Appropriately sized living, dining, and kitchen space
- Well-proportioned bedrooms
- Adequate internal storage
- Logical circulation and functional layout

All habitable rooms are designed to benefit from good levels of natural light and outlook, ensuring a comfortable living environment consistent with modern expectations.

7. Nationally Described Space Standard Compliance

The proposed dwelling has been assessed against the **Nationally Described Space Standard (NDSS)**.

The design meets or exceeds the relevant minimum requirements in respect of:

- **Gross Internal Floor Area**, based on the number of bedrooms and occupants
- **Minimum bedroom sizes**, including at least one double bedroom
- **Internal storage provision**
- **Minimum ceiling heights**, with the required proportion of space meeting the 2.5m and 2.3m thresholds

Compliance with NDSS ensures that the dwelling provides sufficient internal space, flexibility, and long-term usability, in accordance with both national guidance and emerging local policy requirements.

8. Accessibility and Adaptability

Where applicable, the dwelling has been designed to meet **Building Regulations Part M4(1) – Category 1 (Visitable Dwellings)**.

This ensures reasonable provision for accessibility and adaptability, allowing the dwelling to meet the needs of occupants over time and supporting inclusive design principles.

9. Sustainability and Efficient Use of Resources

The proposal represents a sustainable form of development by:

- Reusing an existing structure
- Reducing the need for new construction materials
- Minimising landscape and visual impact

The conversion secures the long-term future of a traditional rural building and represents an environmentally responsible approach to housing delivery.

10. Planning Balance and Conclusion

The proposed barn conversion at Three Gates Farm represents an appropriate and sustainable form of residential development.

In housing terms, the proposal:

- Delivers a high-quality dwelling
- Complies with the **Nationally Described Space Standard**
- Accords with **Policy JP-H3** of the Places for Everyone Plan
- Aligns with the direction of the **emerging Bury Local Plan**
- Makes efficient use of an existing rural building

There are no material housing-related harms arising from the proposal. Any limited and localised impacts are clearly outweighed by the benefits of securing a high-quality home and the long-term reuse of an existing building.

The development is therefore acceptable in housing policy terms and should be supported accordingly.