

SUPPORTING STATEMENT

5th November, 2024

Permission In Principle Application For The Demolition Of Existing Garages And The Erection Of Up To 3 Dwellings



Land on the North Side of Woodgate Hill Road, Bury, to the rear of 92 - 104 Woodgate Hill, Road, Bury, BL9 7RS

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Mr and Mrs Cooper



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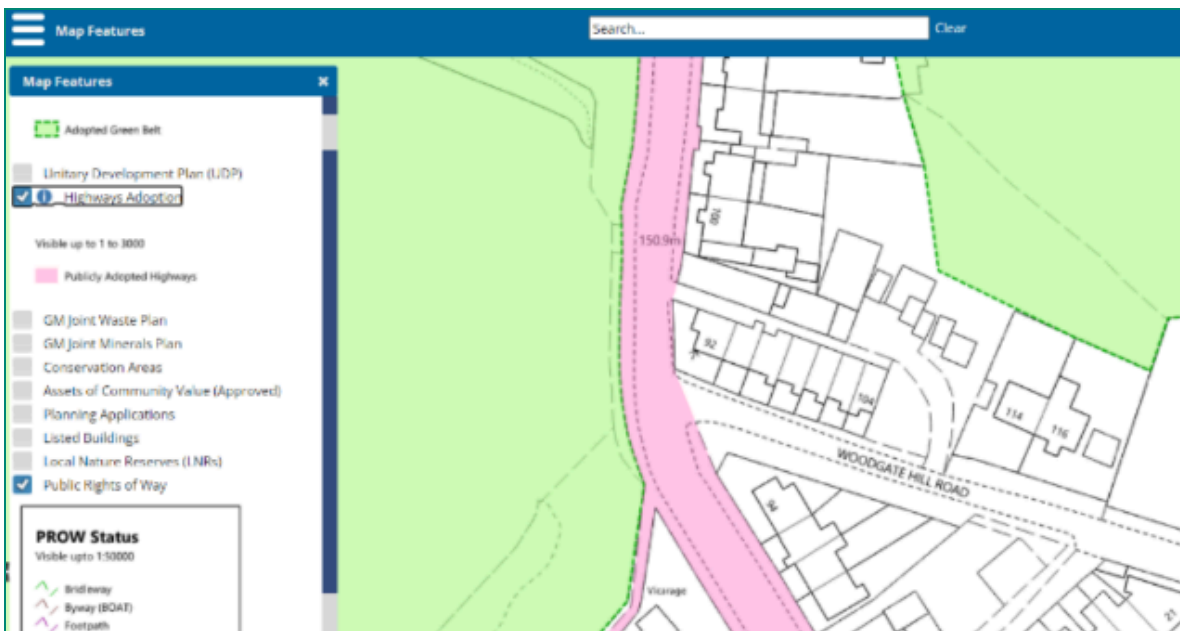
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1. THE APPLICATION SITE & BACKGROUND

- 1.1. This application follows pre-application discussions with the LPA in respect of a proposed scheme for 3 -5 dwellings.
- 1.2. The site comprises an area of land located at the Northern end of Fairfield, Bury. The site is an established brownfield site having been used previously for garages and gardens. The garages are vacant and within the ownership and control of the applicant. Photos of the garages are below:



- 1.3. To the West, South and East of the site are residential properties, a mix of terraces, semi detached properties and detached houses. The land fronts Woodgate Hill Road which abuts the adopted highway, and to the North is agricultural land.



- 1.4. The site is located within the settlement of Fairfield which has a wide range of services, public houses, hospital, schools etc. The land to the immediate North is 'washed' Green Belt as defined in the Councils policy map which forms part of their Core Strategy.

2. THE PROPOSAL

- 2.1. A permission in principle (PIP) application is submitted for up to 3 dwellings. The PIP is an alternative way of obtaining planning permission for a housing-led development that separates consideration of matters of principle from the technical detail. The current application is a first stage permission in principle request. The second technical stage would be submitted on grant of a successful stage 1 application.
- 2.2. As this is a Stage 1 application, the submission is not accompanied by detailed drawings, reports or surveys and is limited to that information strictly required.

3. RELEVANT PLANNING HISTORY

- 3.1. 43852 - Concrete garage - Approve with Conditions 01/02/2005. There are no other records on the Council's website.

4. RELEVANT PLANNING POLICY & ASSESSMENT

- 4.1. Determination of Permission in Principle (stage 1) applications is limited to consideration in respect of location, land use and amount of development.

- 4.2. There are a number of planning policies applicable to the proposal, however for the purpose of the PIP application, it is only those that are applicable to the principle of the proposed development that are set out in summary.

National Planning Policy Framework (NPPF)

- 4.3. The Council is able to demonstrate a five year supply of deliverable housing sites. However, they concede that they have failed to comply with the Government's Housing Delivery Test. Therefore, paragraph 11(d) of the Framework is applicable which states, planning permission should be granted unless (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development.
- 4.4. Footnote 7 of the Framework defines such assets, stating; "The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 72); and areas at risk of flooding or coastal change". For clarity, paragraph 187 states; "The following should be given the same protection as habitats sites: a) potential Special Protection Areas and possible Special Areas of Conservation; b) listed or proposed Ramsar sites⁶⁸; and c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites."
- 4.5. The site is not an asset or an area of particular importance and it is located in Flood Risk Zone 1. There are no other designations in the area or on the site that would affect the principal of the development plan having regard to the Framework.
- 4.6. The LPA in their pre-application consultation response confirmed that; "The site is in a sustainable location for housing on the edge of the urban area and sitting outside of the Green Belt". The site also constitutes previously developed land.
- 4.7. The site can comfortably accommodate 3 dwellings with associated curtilages, and access provision. Although an indicative plan is provided the final size and siting of dwellings is reserved for the Technical Details Stage, and can be amended accordingly. It is noted that on face value the density of the development would be approximately 27 dwellings per hectare, which the Council has previously highlighted is less than the net residential density of 35 dwellings per hectare set out within Policy JP-H4 of the joint Places for Everyone Plan. However, given the need to provide Biodiversity Net Gain on site (a matter for the Technical Details Stage), and access requirements, the density would in reality be higher. In any case, the density is not considered inappropriate given the site context and mix of densities evident in the area.

- 4.8. The Council has no specific policies in relation to garage sites, and in any case this is not a designated garage site. The garages are privately owned by the client and in any case are vacant. Their removal would not therefore have any impact on parking provision within the area.

5. CONCLUSION

- 5.1. This is a sustainably located brownfield site within an urban area.
- 5.2. As the Council has not complied with the Government's Housing Delivery Test the 'tilted balance' applies. Paragraph 11(d) of the Framework states, planning permission should be granted unless (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development.
- 5.3. There are no relevant policies in the Framework that protect areas or assets of particular importance that provide a clear reason for refusing the development in principle.
- 5.4. It is therefore respectfully requested that this Stage 1 Permission in Principle application is approved.

Produced & signed by: Robert J Mackenzie Bsc (Hons) MRICS FAAV RICS registered valuer

MacMarshalls Rural Chartered Surveyors & Planning Consultants

Hamill House

112-116 Chorley New Road

Bolton

BL1 4DH

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