



Station Works, Bury Road, Radcliffe, Manchester, M26 2UA.

New build social housing development for 30 no. dwellings with associated access road, landscaping and infrastructure works.



Supporting Planning Statement.

On behalf of Paul Cook Developments (Whitehaven) Ltd and Jigsaw Homes.

February 2023.

SEYMOUR
PLANNING

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Appendices:

SP Appendix 1: Bury Council Pre-application Enquiry Response.

SP Appendix 2: Bury Council SHLAA entry.

1. Introduction.

1.1 This Planning Statement has been prepared by Seymour Planning (SP) Ltd on behalf of Paul Cook Developments (Whitehaven) Ltd and Jigsaw Homes in support of their planning application for a new build social housing development for 30 no. dwellings with associated access road, landscaping and infrastructure works at Station Works, Bury Road, Radcliffe, Manchester, M26 2UA.

1.2 The application site is currently vacant have been cleared in 2011. The site has not been used since and therefore offers no benefit to the local environment or amenities.

1.3 The purpose of this Planning Statement is to examine the main planning issues relating to the development proposed. This Planning Statement is informed by and should be read in conjunction with the following plans and supporting documents:

- Existing and Proposed Plans (produced by Jenkins Design Services)
- Architectural Design and Access Statement (produced by Jenkins Design Services)
- Crime Impact Statement (produced by Greater Manchester Police - design for security)
- Sustainable Drainage Strategy (produced by LK Group)
- Preliminary Ecology Appraisal (produced by Pennine Ecology)
- Flood Risk Assessment (produced by Evans)
- Final Flood Risk Assessment including Drainage Strategy (produced by Westlakes)
- Bury Council SuDS pro forma (completed by Westlakes)
- Highways Technical Note (produced by SCP)
- Landscape Layout (produced by TEL)
- Outdoor Lighting Report (produced by Harrtron)
- Noise Impact Assessment (produced by Azymuth Acoustics UK)

- Phase 1 Geo-Environmental Desk Study (produced by The Land Consultancy)
- Arboricultural Impact Assessment with Arboricultural Method Statement (produced by Pennine Ecology)
- Bio-diversity Net Gain Assessment (produced by Pennine Ecology)
- Draft S106 Heads of Terms

1.4 This Planning Statement demonstrates why the proposal accords with national and local planning policy. It explains why the proposal constitutes sustainable development. It justifies why planning permission should be granted.

2. Site location and analysis.

2.1 The application site is vacant and comprises a large area of concrete hardstanding that was formerly occupied by warehouse/industrial buildings. The site has vehicular access points onto Bury Road which bounds the western boundary of the site.

2.2 To the north of the site lie residential properties accessed off Bury Road and Newbridge Close. A large industrial building flanks the eastern site boundary beyond which lies a residential area. A watercourse separates these two landuses in the north-eastern corner. To the south of the site, beyond the southern application site boundary, the concrete hardstanding continues and is occupied by third party land in use as an engineering works. To the west, on the opposite side of Bury Road, lie a row of residential properties followed by a run of commercial properties to the north including a petrol filling station.

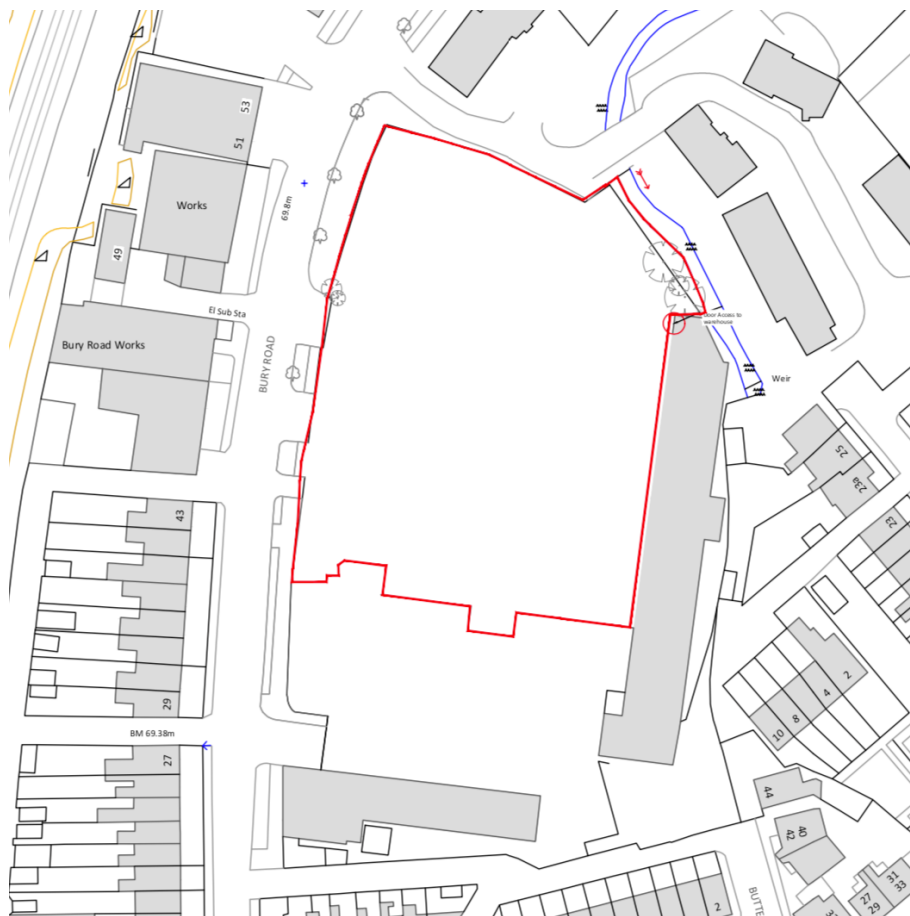


Figure 1: Site location.

2.3 The site lies within a sustainable/accessible location close to a wide range of services and facilities within an existing residential area.

2.4 The site is not in a conservation area.

2.5 There are no public rights of way that cross site.

2.6 The site is not affected by any Statutorily Listed or Locally Listed Buildings.

2.7 The site is designated as lying within land covered by Flood Zones 1 and 2 according to the Environment Agency (EA) Flood Map.

3. Planning History.

3.1 The application site has the following relevant previous planning history:

- 61145 – Outline application for a mixed use development comprising two apartment blocks and employment building (Use class B1) with associated car parking, refuse and amenity space (all matters reserved). Application approved with conditions 25/6/20.
- 59547 – Outline residential development with details of access (all other matters reserved). Application withdrawn 6/12/16.

4. Pre-application advice.

4.1 Prior to submission of this planning application the project team engaged with the Local Planning Authority (LPA) in accordance with advice within the National Planning Policy Framework (paragraphs 39 – 46).

4.2 An initial formal pre-application advice submission was made to the LPA on 26th January 2022. It raised the question of the potential for a social housing residential development at this site.

4.3 Feedback was received from the LPA and the scheme layout revised accordingly. In summary the layout was adapted to reflect the advice received as follows:

- Amendment to road layout and dimensions.
- Adding to and lengthening the terrace fronting Bury Road.
- The inclusion of dual fronted dwellings at Plots 1 and 20.
- Reduction in the number of dwellings backing onto the industrial building to the immediate east of the site and increasing the intervening distance to the remaining dwellings has been increased to around 14m-15m.
- Commensurate increase in the number of dwellings along the southern boundary.
- Reduction of parallel parking and introduction of side tandem parking to most of the semi-detached dwellings.
- Introduction and increase of cycle storage facilities.

4.4 A copy of Bury Councils pre-application response is attached at appendix 1.

4.5 This planning application has therefore evolved over time taking on board the advice of the LPA to arrive at the final design solution and proposal. This chapter therefore clearly identifies a willingness to fully engage with the LPA at pre-application stage to front-load the planning process in accordance with national planning advice.

5. The Proposal.

5.1 This full planning application is submitted on behalf of Paul Cook Developments (Whitehaven) Ltd and Jigsaw Homes.

5.2 It seeks planning permission for a new build social housing development for 30 no. dwellings with associated access road, landscaping and infrastructure works at Station Works, Bury Road, Radcliffe, Manchester, M26 2UA.

5.3 The site is currently vacant having been cleared of its previous buildings and use in 2011.

5.4 The proposed layout would arrange 30 no. properties around a single access road off Bury Road. The properties comprise 20 no. semi-detached houses and 10 no. apartments. The 10 no. apartments are located within a short terrace that would front directly onto Bury Road with the access road to the wider site located directly to the south. The apartments are served by a communal car park to rear. The 20 no. semi-detached houses are sited against the southern, eastern, and northern boundaries and orientated to face into the site. Each property has its own car parking space(s) and private amenity space.

5.5 In terms of occupancy the accommodation would be 100% affordable operated via joint applicants Jigsaw Homes.

5.6 The proposed new access road would be constructed to adoptable standard with bell-mouth access point, 5.5m wide carriageway and 2m footways. At the end of each section of the road a small area of unadopted highway would be provided.

5.7 In terms of design and accommodation all dwellings are similar being two storeys in height with conventional pitched roofs above. There are 5 no. house types proposed within the development (House types A, B, C, D and E). House types A, B, D and E are variations on a theme offering either 3 no. or 2 no. bedrooms across slightly differing floorplate dimensions. House type C comprise

apartments set across two floors of the frontage terrace each offering 1 no. bedroomed accommodation.

5.8 In terms of appearance and materials all properties would use a consistent facing brickwork with some feature detailing, interlocking concrete roof tiles and upvc windows/doors.

5.9 Please refer to the accompanying Design and Access Statement by Jennings Design Services which provides a full analysis of the design development, house type details and materials of construction for the development.

5.10 The development would be set within landscaped grounds. The landscaping scheme provides a mix of native standard trees, single species hedge, mixed native hedgerow, ornamental shrub planting and wildflower mix. Please refer to the accompanying Landscape Plan for more details.

5.11 The development would provide adequate refuse storage space and cycle storage to serve residents.

5.12 Electric Vehicle Charge Points (EVCP) would be provided to serve the properties.



Figure 2: Typical elevation detail – please refer to Design and Access Statement.

6. Local Planning Policy.

6.1 Legal Context.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

The statutory Development Plan in this instance comprises policies set out in:

- **Bury Unitary Development Plan (BUDP)** and its policies which has been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 alongside the **BUDP Proposals Map**.
- **Greater Manchester Joint Waste Development Plan Document** - sets out a waste planning strategy to 2027 which enables the adequate provision of waste management facilities in appropriate locations for municipal, commercial, and industrial, construction and demolition and hazardous wastes (adopted April 2012).
- **Greater Manchester Joint Minerals Plan** - sets out a planning policy framework to inform minerals developments and associated infrastructure up to 2028, whilst protecting the environment and communities from adverse impacts (adopted April 2013).

As the BUDP was adopted prior to the publication of the National Planning Policy Framework (NPPF) the weight to be attached to Development Plan policies should be judged against whether they accord with the NPPF and the National Planning Practice Guidance (NPPG).

6.2 Saved policies of the BUDP Review.

The site is allocated as lying within an unallocated urban area on the saved BUDP proposals map.

Relevant policies are:

EN1 – Built Environment

EN1/1 – Visual Amenity

EN1/2 - Townscape and Built Design

EN1/3 - Landscaping Provision

EN1/5 – Crime Prevention

EN1/7 – Throughroutes and Gateways

EN7 - Pollution Control

EN7/2 – Noise Pollution

EN7/5 – Waste Water Pollution

EN8/2 – Woodland and Tree Planting

EC2/2 – Employment Land and Premises.

H1 - Housing Land Provision

H1/2 - Further Housing Development

H2 - Housing Environment and Design

H2/1 - The Form of New Residential Development

H2/2 - The Layout of New Residential Development

H4 - Housing Need

H4/1 – Affordable Housing

HT2/4 - Car Parking and New Development

HT5/1 – Access for those with Special Needs

HT6/1 – Pedestrian and Cyclist Movement

RT2/2 – Recreation Provision in New Housing

6.3 Housing Evidence Base.

Bury's **Five Year Supply of Deliverable Housing Land April 2020** monitoring report identifies that the Council is unable to demonstrate a five year supply of housing based on Local Housing Need irrespective of buffer. It reports at best 2.0 years supply (5% buffer) and at worst 1.7 years supply (20% buffer).

Bury's **Strategic Housing Land Availability Assessment 2022 (SHLAA)** sets out the Council's evidence base to support the delivery of sufficient land for housing to meet the community's need for new homes. Its main purpose is to identify sites with potential for housing and assess when they are likely to be developed.

The application site is listed within the SHLAA as a Category 2 site "Sites with an Extant Planning Permission. The site is listed as follows:

- ***HL/2339/00 – Station House, Bury Road, Radcliffe (see appendix 2 for full details).***

6.4 Supplementary Planning Guidance.

Supplementary Planning Guidance (Saved SPG's and SPD's) does not form part of the Statutory Development Plan nevertheless it does provide non-statutory Council approved guidance that supports the adopted CS and saved SUDP Review policies and is a material consideration when determining planning applications.

The following supplementary guidance documents are relevant:

- SPD1: Open Space, Sport and Recreation Provision.
- SPD 11: Parking Standards in Bury.
- SPD 14: Employment Land and Premises.
- SPD 16: Design and Layout of New Development in Bury.

7. National Planning Policy.

Background.

7.1 The National Planning Policy Framework (NPPF) was republished in February 2019. The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision for sustainable development which should be interpreted and applied in determining planning applications.

7.2 In addition, the Government published its National Planning Practice Guidance (PPG) in March 2014. The web-based resource pools together a series of planning guidance documents into a new format. It is intended to be used to assist in the interpretation and execution of the NPPF. It is also therefore a material consideration in the determination of this application.

National Planning Policy Framework (NPPF).

7.3 Relevant points which positively relate to the proposed development are outlined as follows:

- Paragraph 7 outlines the purpose of the planning system is to contribute to the achievement of sustainable development.
- Paragraph 8 specifies that there are three objectives to sustainable development: economic, social, and environmental.
- Paragraph 11 specifies that at the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.

For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and

- Where the development plan is out-of-date, granting permission unless:
 - The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- Paragraph 59 states LPA's should support the Governments' objective of significantly boosting the supply of homes, that it is important that a sufficient amount and variety of land can come forward where needed and that the needs of groups with specific housing requirements are addressed.
- Paragraph 61 states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- Paragraph 119 identifies that planning should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- Paragraph 120 states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and support opportunities to remediate derelict land; promote the development of under-utilised land especially where this would help meet identified needs for housing where land supply is constrained and available sites could be used for effectively e.g. service yards;
- Paragraph 122 states planning decisions need to reflect changes in demand for land. Where an LPA considers there is no reasonable prospect of an application coming forward for the use allocated in a planning application for

alternative uses should be supported where the proposed use would meet an unmet need for the development of an area.

- Paragraph 123 advises that LPA's should take a positive approach to applications for alternative uses of land where it is currently developed but not allocated for a specific purpose where this would help to meet an identified need including use of employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites.
- Paragraph 124 specifies that planning decisions should support development that makes efficient use of land considering including identified needs for housing, promoting regeneration and change and providing well-designed, attractive, and healthy places.
- Paragraph 125 states that where there is an identified housing need low densities should be avoided to ensure that developments make optimal use of each site.
- Paragraph 126 identifies that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- Paragraph 130 outlines that planning policies and decisions should ensure that developments:
 - a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased

densities);

- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local families and transport networks; and
 - f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:
 - a) Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary documents such as design guides and codes; and/or
 - b) Outstanding or innovative design which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

8. Planning analysis.

Analysis.

7.1 The main planning issues for consideration are:

- Principle of Development.
- Housing Policy.
- Residential Design, Layout and Amenity.
- Highways and parking.
- Environmental considerations.
- Sustainable development.

Principle of Development.

8.1 The site lies within an unallocated urban area as identified in the BUDP.

8.2 In respect of the broadest land use planning principles the redevelopment of land within the urban area for residential purpose does not conflict with the development plan.

8.3 The site was last used for warehousing although all buildings allowing this use were demolished in 2011 following a fire at the site.

8.4 Policy EC2/2 of the BUDP and associated SPD 14 pertain to unallocated employment land and seek to protect such sites, in the interests of protecting employment opportunities within the borough, unless there are material considerations that would indicate otherwise e.g. viability.

8.5 The Council has previously taken the view, given the sites former use, that this site is protected under policy EC2/2 and the associated SPD. The pre-application response to this proposal indicates a similar view however acknowledges several other factors are relevant to this proposal and that if the continued use of the site

for employment purposes can be demonstrated as being unsuitable then the principle of loss of the site to residential would likely be acceptable.

8.6 This submission takes on board the advice of the pre-application response. It is agreed that there are several other factors that justify the residential development of this site and there should not be a pure reliance on policy EC2/2 and SPD14. These factors are set out below.

8.7 **Firstly**, although the application site was last used for warehousing the site was cleared of all buildings via demolition in 2011 and has never been reused. According to planning law, as per the decision of the Court of Appeal in *Iddenden v SSE*, the site therefore now has a **nil** use. The former warehousing use of the site has been extinguished following the demolition of the buildings. Planning permission would therefore now be required for the site to be used for any purpose including warehousing or other employment generating uses. The site no longer carries an employment land use. The automatic application of policy EC2/2 and SPD 14 is therefore highly debatable given the above legal position.

8.8 **Secondly**, Policy EC2/2 and associated SPD 14 are out-of-date. The BUDP was adopted in 1997. SPD 14 was adopted in 2011. Both are now significantly less relevant than at their time of adoption. This is abundantly clear within the introduction text of SPD 14 which refers to the document's adoption at a time when there was already a "*significant oversupply of housing in the Borough*". This is not the case today as set out in paragraph 8.11 below. Given the purpose of the policy/SPD was to protect unallocated employment sites being lost to housing in a period when housing was not in short supply the planning balance has now clearly tipped in favour of housing rather than employment purposes (see para's 8.9 and 8.11 below).

8.9 **Thirdly**, contrary to the outdated development plan and SPD position, the Council's latest evidence base for housing land supply is relatively up-to-date (last published 2020) clearly identifying the Council is unable to demonstrate a five year supply irrespective of buffer. The Council's latest evidence base for employment land (also dated 2020) is, on the other hand, less conclusive on

overall employment supply within the borough acknowledging an intended shift towards district employment floorspace requirements as required by Places For Everyone (formerly GMSF) which has yet to be adopted. Paragraph 122 of the NPPF identifies that planning policies and decisions need to reflect changes in demand for land. Paragraph 123 of the NPPF goes further to encouraging local planning authorities to take a positive approach to alternative uses of land which is currently developed but not allocated for a specific purpose where this would help meet an identified development need. As set out above Bury has a clear identified need for new housing.

8.10 **Fourthly**, in 2020 the local planning authority granted planning permission for a mixed-use development of the site comprising 2 no. apartment blocks (of up to 32 no. apartments) and a B1 employment building under planning permission 61145 (see planning history above). This permission remains extant until 25/6/2023 and is therefore a material consideration. The indicative plan attached to the approval identified an approximate split of 2/3 housing to 1/3 employment. The planning application was accompanied by a viability case which successfully demonstrated that the site was not viable for redevelopment solely for employment generating purposes - a case which the Council accepted. Since that time planning permission 61145 has not been implemented and there has been no further interest in developing the site under that consent. It is submitted therefore, that regardless of relevance as per paragraph 8.6 above, the site has been previously exposed to the rigorous tests of policy EC2/2 and SPD 14. Despite adhering to policy and SPD requirements this has not resulted in securing the site's development. That approach has therefore failed in delivering an efficient and effective reuse of the site to incorporate even a low proportion of employment development.

8.11 **Fifthly**, because Bury does not have an up-to-date development plan or a demonstrable 5 year housing land supply (plus buffer) Paragraph 11 of the NPPF is engaged. There is the resulting presumption in favour of sustainable development unless assets of particular importance provide a clear reason for refusing development or any adverse impacts of granting permission would

significantly or demonstrably outweigh the benefits when assessed against the policies of the framework taken as a whole. The NPPF is explicitly clear that this presumption includes applications for the provision of new housing where a local planning authority cannot demonstrate a five year deliverable housing supply (plus buffer). The proposal seeks to provide 30 no. affordable homes at time when the Council has persistently not delivered on its housing land supply needs. The tilted balance of the NPPF therefore weighs heavily in the favour of the sites repurposing for residential development particularly where this would deliver affordable housing.

8.12 **Finally**, and presumably in recognition of the all the above, the application site has recently been added to the Councils 2022 SHLAA (see paragraph 6.3 and appendix 2). The entry relates to the whole site as per this planning application. The entry confirms the site is suitable, available, achievable, and deliverable i.e., it meets all relevant tests and could come forward for development in a timeframe of 0 – 5 years. It identifies the site has a capable housing capacity of 44 no. units notably 12 no. units more than the planning permission 61145 (32no. units).

8.13 In summary given:

- the sites longstanding **nil** use.
- the local planning authorities out of date development plan and SPD position.
- the local planning authorities demonstrable lack of housing supply and poor historic performance regarding the Housing Delivery Test.
- extant planning permission 61145 for housing across two thirds of the site.
- continued failure to deliver development in a mixed-use format via planning permission 61145.
- the **tilted balance** of the NPPF being engaged supporting the sustainable development of new housing at the site (see paragraphs 8.34 – 8.51 below); and

- the sites inclusion in the SHLAA representing a clear acknowledgment by the local planning authority that the site potential to contribute to its future housing land supply.

It would be unreasonable for the local planning authority to resist wholesale residential development as proposed under this application particularly giving additional weight to the wider affordable housing benefits this application promotes.

8.14 Given all the above it would also be unreasonable for the local planning authority to require any compensation payment for loss of employment land under Policy EC2/2 and SPD14.

Housing Policy.

8.15 As outlined above the proposal has been subject to pre-application enquiry with the local planning authority.

8.16 As identified in the local planning authority's response the site should be considered in the first instance against policy H1/2 which states that various factors are relevant when considering proposals for residential development including whether the land is within the urban area, the availability of infrastructure and the suitability of the site, amenity, the nature of the local environment and surrounding landuses.

8.17 The pre-application response confirms that measured against the above the proposal performs extremely well as a housing site being within the urban area, not conflicting with surrounding landuses and being in a sustainable location with good access to services and public transport. As such the site is regarded as being sequentially preferable for the release of land for housing.

8.18 The above policy position combined with Burys poor housing land supply position means the NPPF tilted balance applies in favour of the sites development

for housing provided relevant paragraphs 119(d) i or ii are not breached. As this statement demonstrates **no assets** of particular importance provide a clear reason for refusing development nor are there any adverse impacts of granting permission that would significantly or demonstrably outweigh the benefits when assessed against the policies of the framework taken as a whole.

8.19 Paragraphs 119 and 120 of the NPPF provide that planning decisions should promote and support the need for new homes via the effective use of land and make as much use as possible of previously developed or “brownfield Land”. Given all the above new affordable housing in clearly the most appropriate and beneficial use for the site.

8.20 The site will promote 100% affordable occupancy via a registered provider therefore complying with (and exceeding) the requirements of BUDP policy H4/1.

Residential Design, Layout and Amenity.

8.21 BUDP policies H2/1, H2/2, H2/6 and associated SPD guidance seek to ensure good quality residential development on urban land that provides a high level of amenity for its intended residents and does not impact negatively on adjoining land or residents.

8.22 The proposal new dwellings will have no negative impact on any adjoining land, buildings or neighbours. The dwellings would sit comfortably in position and scale in relation to the existing buildings surrounding the site. They will remain well separated from existing properties that adjoin the site. They will utilise a design and complimentary materials to remain in keeping with the existing listed building and wider surrounding area.

8.23 It should be noted that the proposal follows the advice of the NPPF efficiently using this site to provide new housing alongside the opportunity to reuse the site.

8.24 In general, it is considered that the proposal will result in an attractive and development and vastly improve the appearance of the site to its direct benefit and that of the wider surroundings.

8.25 The Councils SPD16 is a material consideration. It states that its overall purpose is to achieve high quality design considering character, townscape, public realm, movement and connectivity, environmental performance diversity, details and materials and maintenance. The Councils SPD 6 is used as a guide to assess overlooking and privacy between developments.

8.26 Following pre-application discussions the design/layout was adjusted to adhere to the above guidance. The proposed development would help achieve all the above SPD objectives and the standard required separation distances for normal residential development. It would therefore provide good levels of residential amenity space for intended residents.

8.27 In addition, the properties will provide good levels of sound attenuation, lighting, and safe living environment as identified in the accompanying Noise Impact Assessment, Lighting Report and Crime Impact Assessment documents.

8.28 The proposal complies with the relevant objectives of BUDP policies H2/1, H2/2, H2/6, EN1/5 and the associated SPD guidance. There are therefore not considered to be any residential layout or amenity reasons to resist the proposal.

Highways and parking.

8.29 Initially it should be noted that the site is in a highly accessible location close to local facilities/amenities and other forms of public transport. This will help discourage the use of the private motor vehicle and mean that prospective tenants realistically do not need a private motor vehicle for their everyday activities to reside at this site.

- 8.30 The proposal also provides adequate and safe vehicular access utilising a new access point to meet the standard required for this type of development. The proposal complies with the Councils parking standards.
- 8.31 Safe and secure cycle parking could also be provided for the residential occupants within a secure and covered storage facilities.
- 8.32 Adequate refuse storage and servicing space has can also been provided.
- 8.33 The highways arrangements were considered by the LPA highways engineer as part of pre application discussions and the proposal adopts the advice provided in respect of access, parking, and servicing. The provisions of the development in respect of all highway's related matters are fully set out with the accompanying Technical Note.
- 8.34 The proposed development therefore presents no highway safety or technical highway issues for concern in accordance with relevant BUDP policy and SPD 11.

Environmental considerations.

- 8.35 **Noise:** The application is supported by a Noise Impact Assessment. It concludes that subject to appropriate insulation and ventilation the properties will deliver a good level of amenity for residents.
- 8.36 **Ecology:** The application is supported by a Preliminary Ecology Assessment. It identifies that there are no protected species present at the site. Furthermore, it identifies that the site has very low habitat value generally due to its predominant concrete hardstanding characteristics. The sites development can therefore take place without any detrimental ecological impact.
- 8.37 **Trees:** The proposal includes an arboricultural report which makes a full assessment of the proposed development on the trees on site. In summary the

report identifies the development can proceed without significant harm to trees and that there is adequate opportunity to mitigate for any loss within the replacement landscaping of the development.

8.38 Bio-diversity Net Gain: In addition to the above the application is accompanied by a Bio-diversity Net Gain Assessment. The proposed development would be landscaped as shown on the supporting landscaping plan. This would deliver a 0.25 habitat unit/108.18% overall net gain for the site as whole. The proposal would result in a very minor reduction in tree provision at the site (loss of 0.04 habitat units) despite the inclusion of 25 no. new trees at the site as part of the landscaping of the development. This is however not considered a determinative factor in the assessment of the proposal given the wholesale uplift in bio-diversity at the site that would result from the development taking place.

8.39 Ground Conditions/Contaminated Land: The application is supported by a Phase 1 Geo-Environmental Study Report. The study concludes that risks from ground conditions, contamination and ground gas are low. There are therefore no immediate ground condition safety reasons to prohibit the residential development of the site as proposed. Suitably worded planning conditions would normally be used to address these matters in more detail to allow for the relevant assessment and remediation work (where required) to be undertaken.

8.40 Flood Risk/Drainage: The site is identified as lying within Flood Zone 1 and 2 on the Environment Agency Flood Map for Planning and therefore is predominantly at the lowest level of risk of flooding. The design incorporates finished floor levels at an appropriate height to ensure the risk of flooding is avoided. This is fully set out with the supporting Flood Risk Assessment. The application is also supported by a Sustainable Drainage Strategy. The strategy considers infiltration-based SuDS potentially unfeasible and therefore the most effective method of drainage would be via a detention/flow restriction facility within the site before discharging to a nearby existing watercourse. The pre-

application advice letter from the Council confirmed that detailed drainage matters can be resolved via planning condition.

8.41 There are therefore not considered to be any environmental reasons to prevent the development taking place and the proposal accords the general requirements of policies EN7 - EN8 of the BUDP.

Sustainable Development.

8.42 Bury Council currently cannot demonstrate a 5 year housing land supply. Paragraph 11 of the NPPF is therefore engaged and development should be considered in terms of whether it represents sustainable development. As set out within the NPPF development should therefore be approved unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

8.43 The proposal would secure an efficient reuse of the existing site to provide additional residential units within a highly accessible location in accordance with the Council's priorities for housing development.

8.44 The development would be 100% affordable provided in conjunction with Registered Provider Jigsaw Homes who are joint applicants.

8.45 The site is currently vacant and does not contribute to the local area or wider economy. It has remained vacant for over a decade despite repeated attempts to redevelop including the extant mixed use planning permission ref: 61145. It currently therefore offers minimal social, environmental, or economic benefit.

8.46 Comparably the proposed development would deliver across all three strands of sustainable development as set out below.

8.47 In terms of social benefits, the proposal would:

- Provide new modern homes that would integrate into the surrounding built environment expanding the local community near a range of accessible existing services,
- Provide 100% affordable housing in conjunction with a Registered Provider meeting an identified social housing need.
- Help address the chronic and persistent shortfall of housing supply in Bury.
- Provide a well-designed and safe environment for residents.

8.48 In terms of environmental benefits, the proposal would:

- Redevelop previously developed land promoting a more effective use of the site.
- Develop modern energy efficient new homes helping support a low carbon future.
- Minimise impacts on ecology and provide an overall bio-diversity net gain.
- Maximise opportunities to replant trees at the site.
- Employ a sustainable drainage system so as not to contribute to flooding in the area.
- Provide high-quality design and materials.

8.49 In terms of economic benefits, the House Builders Federation housing calculator estimates that 30 new homes would:

- Support the employment of 93 people and provide an opportunity for apprentices, graduates, or trainees.
- Increase open space, community sport, leisure spending by £24,186 which could for example provide 1 no. 5 a side football pitch.

- Create a minimum of 6 affordable homes (in this case 30 affordable homes).
- Generate £24,186 towards education spending which could provide up to 11 classroom spaces.
- Generate £361,590 in tax revenue including £33,883.80 Council Tax revenue.

8.50 The proposal would provide social, environmental, and economic benefits in accordance with paragraph 8 of the NPPF as outlined within this statement.

8.51 The proposal therefore undoubtedly represents sustainable development. The tilted balance of paragraph 11 of the NPPF therefore weighs heavily in favour of this affordable housing led development of the site.

9. Conclusion.

- 9.1 The application seeks planning permission for the proposed residential redevelopment of the site for 30 no. dwellings with associated access, car parking and landscaping.
- 9.2 The proposal will result in a housing policy compliant high-quality form of development. The site is in an accessible location close to good connections with public transport, shops, services, and amenities. The proposal will efficiently use the site to increase residential units in short supply in Bury. The proposal will deliver all 30 units as affordable housing via a Registered Provider.
- 9.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.
- 9.4 It is submitted that the individual merits of the proposal, in respect of compliance with local and national planning requirements, as set out within this statement, should be given full and significant weight in the determination and support of the application.
- 9.5 The NPPF seeks to achieve sustainable development and clearly defines that this is the most important factor for decision making. Paragraph 11 of the NPPF specifies there should be a presumption in favour of sustainable development. This statement has demonstrated that the planning balance weighs heavily in favour of the sites redevelopment for an affordable housing scheme.
- 9.6 This proposal is considered to accord with the main aims and objectives of the development plan and represent sustainable development. There are no economic, social, or environmental negative impacts that result from the development. The proposal would therefore result in sustainable development in accordance with development plan and the NPPF.

9.7 It is therefore respectfully requested that the LPA grant planning permission for the development as proposed.

SP Appendix 1: Bury Council Pre-application Enquiry Response.

Our Ref: 02698E
Your Ref:
Date: 27 May 2022
Please ask for: Dean Clapworthy
Direct Line: 0161 253 5317
Fax: 0161 253 7373
E-Mail: d.clapworthy@bury.gov.uk

Tim Rogerson
Jenkins Design Services Ltd
2-4 Houghton Street
Bury
BL9 0TA

Dear Sir/Madam

Proposal: Newbuild social housing scheme comprising of 30 dwellings
with associated access road, car parking, hardstanding and
landscaping.
Location: Station Works, Bury Road, Radcliffe, Manchester, M26 2UA

I am writing following receipt of your enquiry on 26 January 2022 in
connection with the above proposal and to provide the Council's view of the
issues discussed.

The details within this note are provided as a guidance note in the event of a
formal application being submitted.

Should you wish to discuss any of the issues contained within this note, then
please contact the above case officer.

Yours faithfully

Dean Clapworthy
Planning Officer

Accompanying/Supporting Information

To accompany any application for planning permission, the following documents, in the first instance, should be submitted in line with both national and Local Validation Procedures. Failure to do so would mean that any application without these would not be validated.

The National Criteria in relation to planning applications are set out in the Town & Country Planning (Development Management Procedure)(England) Order 2015 in Part 3. These provisions consider a standardised basis for the submission of applications and information contained therein and appeal procedures where there are validation disputes.

Design and access statement

The layout of the estate road/cul-de-sac, widths, turning head dimensions upon topographical survey based plans

Planning Obligations/Draft Heads of Terms (relating to affordable housing/open space contributions)

Planning Statement (including reference to all current national and local planning policy)

Marketing Statement/Information in relation to the employment use

Affordable Housing Statement

Amenity Space/Recreational Provision

Viability appraisal with regards to the S106 Obligations concerning recreation provision (should a viability case be made)

Contaminated Land Preliminary Risk Assessment

SuDS

Tree Survey

Refuse Disposal Details

Bio-diversity net gain metric

Noise Survey (in relation to the adjacent commercial/industrial uses)

Flood risk assessment

Drainage statement and proforma

Invasive species report

Hard and soft landscaping details

Refuse disposal details

External lighting details

Existing and proposed levels

Crime Impact Statement

Planning Policies

In the consideration of the proposals, the following policies are relevant to the scheme and would be taken into consideration should any application be formally submitted:

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
RT2/2	Recreation Provision in New Housing Development

HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
HT6/1	Pedestrian and Cyclist Movement
EC2/2	Employment Land and Premises
SPD1	Open Space, Sport and Recreation Provision
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Description

The proposal relates to a large concrete hardstanding with vehicular accesses onto Bury Road and formerly occupied by warehouse/industrial buildings and flanked by a large industrial building to the east and residential property beyond an intervening watercourse to the north and further commercial buildings to the south of the concrete hardstanding, the southern third of which falls within third party ownership and falls beyond the site subject to the enquiry (there is no present physical barrier between the site and the third party land). Opposing and facing the site along Bury Road are a mix of traditional terraced dwellings, contemporary apartments and low profile commercial buildings. Trees pertain to the northern boundary with more sporadic self seeded immature specimens close to the western boundary.

The site is unallocated in the Bury Unitary Development Plan and elements fall within Flood Zones 2 and 3.

The details of the proposal are as set out in the submission, the layout of which has been amended following initial feedback from consultees and the Local Planning Authority. The comments provided are therefore based on amended 'Proposed Site Plan' (Dwg no. SI-00-DR-A-0002 F)

The layout, as amended, is a response to initial feedback and the changes are described in detail in your email of 26 April 2022. In broad summary, the layout was changed as follows:

- Amendment to road layout and dimensions
- Adding to and lengthening the terrace fronting Bury Road
- The inclusion of dual fronted dwellings at Plots 1 and 20 (noting that only a site layout has been submitted)
- Reduction in the number of dwellings backing onto the industrial building to the immediate east of the site and increasing the intervening distance to the remaining dwellings has been increased to around 14m-15m.
- Commensurate increase in the number of dwellings along the southern boundary
- Reduction of parallel parking and introduction of side tandem parking to the majority of the semi-detached dwellings
- Introduction and increase of cycle storage facilities

Principle - Employment Land and Premises Outside the Employment Generating Areas

As the site was last in use for employment purposes, Bury Unitary Development Plan Policy EC2/2 would pertain and which seeks to retain the employment use of such sites unless it can be clearly demonstrated that the land and premises are no longer suited, in land use terms, to continued employment use.

Supplementary Planning Document 14 sets out the approach that will be taken towards proposals that involve the loss of employment land and premises to higher value uses. Outline planning permission 61145 at this site for the a mixed use development comprising two apartment blocks and employment building (Use class B1) with associated car parking,

refuse and amenity space (all matters reserved) is extant until 25 June 2023. This established that the retention of the site in employment use only was unviable, accepting that residential development was appropriate to cross subsidise a new light industrial use building. As the proposal is for 100% residential, SPD14 states that where a developer can demonstrate that a current employment site that is considered suitable in land use terms has no prospects for continued employment use under economic conditions that prevail at that time, the Council will give consideration to other uses (subject to other UDP policies) on condition that the developer provides compensation for the economic harm arising from the loss of the site to housing. The compensation should take the form of a one-off financial contribution.

Paragraph 122 of the NPPF states that planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:

- a) they should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and
- b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.

Paragraph 123 of the NPPF states that local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:

- a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and
- b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.

Through UDP Policy EC2/2, the application site is effectively considered suitable for business, industrial, warehousing and leisure and tourism uses. The proposed development differs from the previous application in that it is solely for residential use and there is no commercial development. Residential is not one of the uses considered suitable for the site in principle under either UDP Policy EC2/1.

However, the planning history pertaining to the site has established that residential development would be acceptable. To justify the proposal for 100% residential, it would be appropriate to support any application with robust marketing information that demonstrates that the site has been appropriately marketed or other information to justify loss of the employment status of the site. In such circumstances, it is unlikely that compensation would be sought.

If the continued use of the site for employment purposes can be demonstrated as being unsuitable, then the principle of the loss of the site for other purposes would be likely to be acceptable in principle.

Principle (Housing)

The National Planning Policy Framework is a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet

local housing targets in both the short and long term. There is a particular emphasis to identify a rolling five year supply of deliverable housing land.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up with sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land. In addition to this, past under delivery of housing has resulted in Bury having a 'low' housing delivery test result. This needs to be treated as a material factor when determining applications for residential developments.

Therefore, in relation to the proposed dwelling, paragraph 11d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas, or assets of particular importance, provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, taken as a whole.

Therefore, in this case the 'titled balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

The site is located within the urban area and there are a mix of uses, including residential and commercial in the locality. As such, the proposed development would not conflict with the surrounding land uses and would be in a sustainable location with regard to services and public transport. Therefore, the proposed development would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

The site is located within the urban area, surrounded by a mix of established residential and commercial uses and within 400m of routes well served by public transport and close to facilities, goods and services.

As such, the site is the most sequentially preferable for the release of land for housing. Furthermore, the site falls in a sustainable location with regard to services and public transport. Thus, the principle of the development is likely to be acceptable, subject to justification for the loss of the employment status of the site and consideration of the subsequent matters.

Layout and design

Bury UDP policy H2/2 relates to the layout of residential development. It is considered that the amended layout represents an improvement over the original submission and would deliver a more robust street scape to Bury Road and within the scheme, reduce the dominance of car parking in the street scene.

There would be an acceptable level of private amenity space to each residential unit. There would be space for in-curtilage bin storage. Details of any boundary treatments would be required at application stage.

Amenity

The Local Planning Authority seeks compliance with the 'Technical housing standards – nationally described space standard' in relation to overall floor space and minimum bedroom dimensions in order to provide an acceptable standard of amenity for occupiers. It would

Supplementary Planning Document 6 provides guidance on aspect standards and as such, is a useful guide in this instance. The guidance suggests that there should be a minimum of:

- 20 metres between directly facing habitable room windows;
- 13 metres between a two storey blank wall and a habitable room window
- 6.5 metres between a single storey blank wall and a habitable room window
- 7 metres from the first floor habitable room window and the boundary with the neighbouring property.

These standards are based upon a two storey dwelling. For each additional storey in height, 3 metres should be added to the aspect standard.

It is noted that some dwellings have main habitable room windows opposing blank gables at a lesser distance than the aspect standards suggest. However, there may be a justification for non-compliance where it could be demonstrated that this would not reduce amenity to an unacceptable level (e.g. taking into account orientation/position and depth of opposing gable).

Access and highway safety

In relation to the initial layout the Highway Officer advised:

I am more interested in the applicant proposing an access position in a safe position relative to the bend and junctions/accesses opposite the site, as well as ensure that visibility in accordance with the standards in Manual for Streets can be provided, clear of any obstruction by the highway trees that still remain on Bury Road.

Thereafter, he was unable to provide further comment to the amended layout and referred you to the

However, it is noted that the cul-de-sac road ends do not include turning facilities.

The introduction of additional secure cycle storage is welcomed.

Concerning parking, Bury Supplementary Planning Document 11 sets out the maximum parking standards for dwellings (in 'High Access Areas') as 2 spaces for 3 bed, 1.5 spaces for 2 bed and 1 space for 1 bed. Where parking is located centrally for flat and apartment developments, at least 5% of parking should be for disabled persons.

Ground conditions and air quality

The Environmental Protection Officer has provided the following comments:

The site is currently vacant following the demolition of the former works after a fire in August 2012. Current uses in the surrounding area include residential, and commercial buildings including an electroplating works and a vehicle component works. Previous uses at the site have included open land, small holdings and an engineering works. Following the demolition of the former Station Works, the site has been used for vehicle storage. Previous land uses

in the surrounding area have included a mineral water works, an iron works, a brewery, a cotton mill, railway land, a possible refuse tip and residential properties. The site is not within 250m of any landfill sites, but a surface watercourse (former mill race/goit) runs adjacent to the north of the site which is culverted in parts. The site is situated on River Terrace Deposits over the Middle Coal Measures Formation and the Peel Hall Rock Sandstone Secondary A Aquifers. It is very likely that deposits of made ground exist at the site.

Based on the environmental setting and the proposed development, it is recommended that a desk study/preliminary risk assessment is carried out as a minimum at application stage. It is also considered likely that an intrusive investigation would be required, however, this can be submitted after a decision has been made on any application for residential development. Contaminated land conditions would be recommended requiring a Contaminated Land Preliminary Risk Assessment, Site Investigation, Detailed Risk Assessment and Remediation Strategy and thereafter a Contaminated Land Implementation of Remediation Strategy and Site Verification Report.

Previous site walkovers found that the site is covered with concrete slabs, tarmac and hardcore with some demolition rubble. The fire at the site in 2012 lead to asbestos containing materials being identified beyond the site boundary.

Based on the environmental setting and the proposed development, it is recommended that a desk study/preliminary risk assessment is carried out as a minimum at application stage. It is also considered likely that an intrusive investigation would be required, however, this can be submitted after a decision has been made on any application for residential development.

This would be achieved by way of imposition of appropriate conditions

The site is not located within an Air Quality Management Area. Due to the scale of the development it is considered unlikely that the development would create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the EPUK Guidance, an air quality assessment will not be required.

However, Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The Government report, 'UK Plan for Tackling Roadside NO₂', published in July 2017, identified Bury Council as an area having one or more roads with concentrations of NO₂ above statutory limits, according to more recent modelling results. Bury is therefore required to address these exceedances and we are currently engaging with Government on our proposed plans to reduce NO₂ concentrations across the borough.

Due to this requirement and in line with the principles of Good Practice set out in the EPUK Guidance, as the proposed development includes car parking spaces, this Section will recommend that a condition be attached to any permission that requires the installation of one electric vehicle (EV) charging point (minimum 7kW) per unit (dwelling with dedicated parking) or a minimum 20% EV chargepoints (minimum 7kW*) (for unallocated parking).*

**Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2011 to be used (note this version is due to be replaced by BS EN 61851-1:2019 on 5 July 2022).*

This would be achieved by way of imposition of appropriate conditions

Ecology

The proposed development would be assessed against the requirements of policies EN6 and EN6/3 of the Bury Unitary Development Plan and the NPPF. However, due to the lack of detail, no specific comments can be offered.

It will be necessary to demonstrate in any subsequent planning application that the proposal would not have unacceptable impacts upon ecological interests and species. This should be linked to any proposals to fell or works to trees and vegetation.

The site should be assessed from an ecological point of view to determine whether there would be any requirement for biodiversity net gain by understanding the baseline of the site and assessing it against the BNG metric.

Flood Risk/Drainage

If the site area is over 1 hectare, a flood risk assessment would be required. It is also noted that parts of the site fall within Flood Zone 2. The validation checklist has been updated recently and the drainage statement would be required to validate any application.

Planning obligations

Affordable Housing

The NPPF requires that where major development is proposed (e.g. 10 or more residential units), at least 10% of the total number should be available for affordable home ownership. It is understood that the proposal would be for 100% affordable housing and such provision would need to be secured by a

Recreation Provision

The scheme would require an off-site financial contribution in accordance with Bury Supplementary Planning Document 1 (Appendix 2 - Off-site standard charge for 10-50 dwellings). Anything otherwise would require the submission of a viability appraisal.

If there are concerns over the viability of the scheme, a viability appraisal must be submitted. This document would be publicly available.

SP Appendix 2: Bury Council SHLAA entry.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details				Application Details			
Site Ref.: HL/2339/00 Category: 2 - Planning Permission Location: Station House, Bury Road, Radcliffe				Application No.: 61145 Description: Outline residential development (44 units) with details of access Planning Status: Outline planning permission Permission Date: 25/06/2020 Expiry Date: 25/06/2023 Applicant: Owners Address:			
District: RADCLIFFE Existing Use: Employment & vacant/derelict former office building. Surrounding Use: Mixed							
Land Use Class: BU Previously developed?: Yes Area (Hectares): 0.586 Density: 75 Capacity: 44 Windfall site?: Y-M				Grid Reference			
				Easting: 378939 Northing: 407650			
Plot Details		Site Visit	Units		Number	Affordable Housing	
Completed		0	New Build Units:		44	Policy	
Under Construction		0	Converted Units:		0	Other	
Available		44				No. Units: 0 0	
House Type Details		Number	Bedroom Details		Number	Tenure Details	
Flats		44	1 Bed Units:		2	Private Units:	
Terraced:		0	2 Bed Units:		42	Discounted Market Housing:	
Semi-Detached		0	3 Bed Units:		0	Shared Ownership/Equity:	
Detached		0	4 Bed Units:		0	Social Rented:	
Other House Types:		0	Other Units:		0	Other Tenure:	
Sustainability							
Primary School (600m)?:		Y	Health Centre (1000m)?:		Y	Employment Centre (5000m)?:	
Secondary School (1500m)?:		N	Sports / Leisure Centre (2000m)?:		Y	Metrolink Station (800m)?:	
Local Shopping Centre (800m)?:		Y	Superstore or District / Town Centre (2000m)?:		Y	Bus Stop (600m)?:	
Constraints							
Contamination:		Y	Bad Neighbour:		N	Pylons:	
Hazardous:		N	Poor Access:		N	Levels:	
Nature Conservation:		N	Negative Ecology:		N	Green Belt/OPOL/RV:	
Built Heritage:		N	Negative Air Quality:		N	Planning Constraints:	
Flood Risk:		Y	Zone:		3	Competing Uses:	
						Multiple Ownership:	
Constraint Solutions							
Remove employment protection policy.							
Deliverability Details (5-Year Supply)							
Suitable:		Yes	Available:		YES	Achievable:	
Deliverable:		YES	Timeframe for Development:		0 - 5 Years		
Deliverability Comments:							
The site is suitable, available and has the potential to deliver housing in the short term.							
Comments:							
Excluded from SYS as outline only. Could come forward sooner.							



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