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Land adjacent to Ferngrove House, Bury BL9 7LS

Planning Application for the erection of a
pair of semis and three town houses.

Town Planning Statement

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INTRODUCTION

1. This application is for the erection of five dwellings on land associated with 2 Fern Grove, Bury BL9 7LS. It is accessed from the existing residential access from Ferngrove and from a new access onto Woodgate Hill Road. The site also fronts onto Rochdale Old Road.
2. This statement provides an analysis of the material planning considerations that have been taken into account in preparing the application.

THE APPLICATION SITE

3. The site is some 0.15 ha in extent and occupies a small valley with a part culverted stream running through it and forms part of the gardens enjoyed by 2 Ferngrove House. The stream effectively divides the site into two sections, with the main access to the proposed dwellings coming from a new driveway onto Woodgate Hill Road.
4. The nearest properties are the residential and commercial buildings fronting onto Woodgate Hill Road. There is a traditional terrace of 2-storey dwelling across Rochdale Old Road from the site, with their main elevation facing towards it. The scale, design and facing materials of these dwellings have informed the detail of the proposed dwellings.
5. The principal boundaries to the site are traditionally constructed in stone. These will be retained. The wall to Woodgate Hill Road is in poor repair, but will be reinstated, realigned as proposed to provide an adequate access.
6. There are several mature trees on the site and the scheme protects these and includes some new planting as a contribution to replacement of former trees, as detailed in the arboricultural report.

THE APPLICATION PROPOSALS

7. The proposed development is for 2-storey, 3-bedroom dwellings of traditional construction in a short terrace of 3 dwellings and a pair of semi-detached houses. Each dwelling has private amenity space, waste bin storage and at least 2 of the 12 parking spaces. Five parking spaces are accessed from the exiting residential access, five are provided in a central parking court and two are within the curtilage of one of the semi-detached dwellings.
8. The layout and design of the dwellings takes account of the neighbouring properties and the public views of the proposed dwellings from the adjacent highways. The proposals ensure that

the three terrace dwellings face onto the public highway, have their main access facing it and have pedestrian access from the street. No interface distances or residential amenity concerns would be offended by the development.

9. The proposals are informed and supported by independent professional reports on flood risk, ground contamination risk, arboricultural matters and ecology. The proposed mitigation strategies suggested in these reports are all acceptable to the applicant and where not forming part of the submission can be the subject of planning conditions.

RELEVANT PLANNING POLICIES

10. The Bury UDP is the relevant part of the development plan for determining this application. The plan was adopted in 1997, five years prior to the first publication of the National Planning Policy Framework. It does not show any allocation on the site, and its housing policies are significantly out of date.
11. The Council's latest statement of the five-year supply of deliverable housing land, based on April 2020, shows there to be only a 1.7-year supply rather than the required minimum of 5 years. The government's housing delivery test for 2021 shows the total number of homes required in the borough over the previous three years to be 1,547, the number built to be 808 resulting in a HDT measurement of only 52%. This means that the presumption in favour of development is in force, as set out in §11 d) of the NPPF, and in this case footnote 8 to the policy which clarifies that the housing policies are out of date "*...where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years*". This indicates that planning permission should be granted as the defined exceptions to that policy are not in play.
12. There are relevant supplementary policies published by the council. The main guidance comes from the Development Control Policy Guidance Note 16, adopted by the council in October 2008. This sets out its aims and objectives on page 8, and this has guided the development of the application proposals.
13. Also relevant is the up-to-date guidance of the NPPF published in July 2021. The main sections taken into account are:
 - 2 Achieving sustainable development
 5. Delivering a sufficient supply of homes
 8. Promoting healthy and safe communities
 9. Promoting sustainable transport

11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

CONCLUSIONS

14. Given that the presumption in favour of sustainable development is in play, and the application proposals have been shown to not offend any material considerations, planning permission should be forthcoming.