

To	Ms Jennie Townsend (Bury Planning)
From	Mr Gareth Salthouse (Emery Planning)
Date	April 2024
Site	Ainsworth Hall Farm – LPA ref: 69792
Re:	Policies JP-S2, JP-C2, JP-H3 & JP-H4 of the GM PfE Plan

Policy JP-S2 (Carbon and Energy)

The proposed development would satisfy Part L of the Buildings Regulations 2022 in terms of energy requirements.

The proposed development would also provide an electric charging point for the proposed house, and this can be secured by way of an appropriately worded planning condition.

We consider that the above is sufficient to satisfy Policy JP-S2. It is anticipated that new standards will be introduced in 2025 and the Ministerial Statement on 13 December 2023 makes clear that planning policy requirements in the interim should not go above and beyond building regulations requirements.

Policy JP-H3 (Type, Size and Design of New Housing)

The proposed house would satisfy Nationally Described Space Standards (NDSS) and would be built to the 'accessible and adaptable' standard in Part M4(2) of Building Regulations. Please see enclosed completed Space Standard Stable as requested.

Compliance with M4(2) can be secured by way of an appropriately worded planning condition.

Policy JP-H4 (Density of New Housing)

This policy says that new development should be delivered at a density appropriate to the location. It goes on to say that regard should be had to minimum densities; it does not say that new development proposals must satisfy the minimum densities set out but rather that the suggested densities should be considered. Indeed, the policy states that the suggested densities in the table provided will not always be appropriate and that lower densities may be acceptable where there are site-specific issues as such wider landscape and green infrastructure policy requirements.

The proposed development is located within the designated Green Belt and is subject to national Green Belt planning policy set out through the Framework. We have set out through the submitted information that the scheme satisfies Green Belt planning policy.

The density for the proposed development at 1 no. dwelling only is appropriate to the location and Policy JP-H4 is therefore satisfied. A higher density at a minimum of 35 dwellings per hectare would equate to some 10 no. dwellings on the site and is not appropriate given the Green Belt planning policy designation and the character of the wider landscape setting.

Policy JP-C2 (Digital Connectivity)

There is no access to full fibre connectivity in this location. However, internet connections will be operational and immediately accessible to network providers upon occupation of the dwelling.

The existing property at Ainsworth Hall Farm is connected to the internet via 'Wave Internet' (www.waveinternet.co.uk) and this uses new technology to beam high-speed internet without the need for wires. There is a transmission mast at Meadow Business Park and the new house would access the network in the same as Ainsworth Hall Farm does via Wave Internet.

The provision of operational and immediately accessible internet connection to network providers can be secured by way of an appropriately worded planning condition.