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Ref; 25/1336/302 – Planning Statement

Planning Statement

Rebuilding of existing barn and attached storage building,
with increase of 460mm to eaves height of barn, and
change of use to provide two dwellings at Yew Tree Farm,
Ringley Road West, Radcliffe, Manchester, M26 1EB



Image 1 – Existing barn and yard with backdrop to Farmhouse

- prepared on behalf of -

- Mr Lavin-

20th January 2026

Section 1- Introduction

- 1.1 This statement has been produced to accompany a planning application for the rebuilding of an existing barn and attached storage building, with increase of 460mm to eaves height of barn to provide two dwellings.
- 1.2 In addition to this statement the following information is submitted in support of this application:

Drawings

25/1336/100 -	Location plan
25/1336/101 -	Existing site plan
25/1336/102 -	Existing floor layout plans
25/1336/103 -	Existing elevations
25/1336/201 -	Proposed site plan
25/1336/202 -	Proposed floor layout plans
25/1336/203 -	Proposed elevations
25/1136/204 -	Proposed section

Reports

25/1336/301 -	Design and Access Statement
25/1336/302 -	Planning Statement
25/1336/303 -	Schedule of Materials
25/1336/304 -	Lighting Statement
LKC 251735 -	Preliminary Risk Assessment
2025-068 -	Preliminary Roost & Ecological Assessment

Supporting technical information

EVCP -	Rolek Wallpod EV
Porchester Hood 15W -	LED Bulkhead
Saxby Odyssey -	Wall Mounted Downlight – WMDL
Westminister 10W -	v20 External Lighting Bollard

Section 2- Existing Use

- 2.1 Yew Tree Farm comprises a collection of buildings arranged around what was originally the Farmhouse, with the subject barn and yard area to the west, various outbuildings, stables and manege to the north and east, and a substantial man-made lake to the south that is enclosed in mature landscaping.



Image 2 – View to barn and site frontage

- 2.2 Scattered around the various buildings, access roads and yards are a multitude of building materials, landscaping equipment, machinery and miscellaneous artefacts.
- 2.3 The subject barn suffered from fire damage in 2024 resulting in the loss of the roof and timber first floor structure, and damage to areas of the upper walls. A substantial block structure remains with concrete floor slabs, foundations and drainage connections. An attached single storey storage building is intact with block and white render walls beneath a mono pitch roof clad with corrugated sheets.



Image 3 – View to rear of barn

- 2.4 Access to the premises is from Ringley Road West by an existing private road that is surfaced with tarmacadam and is in a serviceable condition.



Image 4 – Private access road to Ringley Road West

- 2.5 The site is in the Green Belt with open fields to the north, south and west, and Outward Country Park is to the east. The applicant has 8 acres of land surrounding the grouping of buildings that is utilised for grazing and exercising of horses.

Applicant's use of the site and planning history

- 2.6 The subject building was approved as an "Extension to stables for plant garage with increased ridge height..." in 2004 (consent ref; 43458).
- 2.7 In 2014 an application for "Amendments to outbuilding including reconstruction with lower roof/eaves height" was approved (consent ref; 57390). This consent was implemented and completed in 2014 and the building was used for the storage of vintage tractors, a workshop, bee hive maintenance, and storage.

Barn

- 2.8 The barn is a rectangular building built with block walls that previously had vertical timber boarding to the upper storey with dual pitched roof clad with natural slates. There are existing door and window openings to the front and rear elevations, with a door for vehicular access to the rear (south) elevation.



Image 5 – Rear elevation of barn

Attached storage building

- 2.9 The attached storage building is built with block walls and white render, beneath a mono pitch roof clad with corrugated sheets. Three stable doors are incorporated to the front elevation, and further door and window openings to the gable and rear elevations.



Image 6 – Attached storage building

Section 3- Proposed Use and Amount of Development

- 3.1 The subject buildings and land are owned by the applicant and it is their intention that the barn will be rebuilt to provide two dwellings that will be developed as a self-build project for the applicant and their daughter.
- 3.2 The proposed dwellings will follow the same footprint as the existing barn, and it is proposed to reuse the existing foundations.
- 3.3 The proposed dwellings have accommodation over two storeys as follows:
- Ground floor
- Entrance hall and stairs with access to open plan kitchen/dining, family room (or living room), and utility, WC, and lounge (or study).
- First floor
- Three bedrooms (one en-suite bathroom), and bathroom. All bedrooms meet the requirements of the Nationally Described Space Standard (NDSS).
- 3.4 Each dwelling comprises a Gross Internal Floor Area (GIA) of 154.818m².
- 3.5 The existing and proposed heights of the building are as follows;
- | | Barn (approved & constructed) | Proposed dwellings | Change (metres) |
|-----------------------|-------------------------------|--------------------|-----------------|
| Ridge height (metres) | 6.69 | 6.27 | -0.42 |
| Eaves height (metres) | 3.68 | 4.14 | +0.46 |
- 3.6 The attached storage building is rebuilt with a slightly reduced footprint and detached from the dwellings to provide garaging for both units, and external access to the rear garden of unit 2.
- 3.7 To the front and side of the building a cobble path is included to provide a visual demarcation from the existing access. An existing parking area to the opposite side of the access is utilised to form two parking spaces for each unit (three bedroom dwellings), with landscape planting separating these areas. An Electric Vehicle Charging Point (EVCP) is provided for each dwelling.
- 3.8 At the rear of the dwellings there are is a flagged terrace area and lawned garden, with areas for bin and cycle storage.
- 3.9 The use of traditional stone and slate building materials are proposed and this will be a sympathetic treatment in this Green Belt location.
- 3.10 The dwellings will have landscaped gardens at the rear providing an adequate area of external amenity space. To the rear boundary (south) it is proposed to incorporate new native hedgerow planting to form appropriate boundary planting inside the post and rail fencing.
- 3.11 The existing access to Yew Tree Farm is utilised with access from Ringley Road West. This access is already utilised by commercial vehicles including horse boxes, tractors and lorries, and there is an existing collection of refuse.
- 3.12 Level access and approach can be provided to the front entrance of both dwellings to be accessible to people of all ability.

Section 4- Planning Policy

The Development Plan for Bury comprises the saved policies of the Unitary Development Plan (1997), and the Places for Everyone Joint Development Plan document (Pfe). The Pfe is a joint development plan document for nine of the Greater Manchester districts (including Bury) and is a long term plan for jobs, new houses and sustainable growth. Following the adoption of the Pfe in March 2024 Bury MBC are now preparing a new Local Plan.

The Planning and Compulsory Purchases Act (2004) identifies that applications for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The development must therefore be assessed against national planning policy contained within the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG), together with the local policies set out in the Pfe and Bury UDP (1997).

National Planning Policy Framework (NPPF December 2024)

- 4.1 The NPPF is an important material consideration in determining planning applications emphasising a presumption in favour of sustainable development, and requiring that development proposals that accord with the development plan should be approved without delay (paragraph 11).
- 4.2 Paragraph 61 confirms the Government's objective of significantly boosting the supply of homes and identifies the importance of a sufficient amount and variety of land coming forward where it is needed.
- 4.3 Chapter 11 confirms that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land. This includes the need to support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 4.4 Chapter 12 of the NPPF focusses on 'Achieving Well Designed Places'.
- 4.5 Paragraph 135 states that planning decisions should ensure that developments will function well and add to the quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 4.6 Chapter 13 sets out policies for 'Protecting Green Belt land' (Paragraphs 142 – 160) and confirms that Green Belt serves the following five purposes:
 - to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from merging into one another;
 - to assist in safeguarding the countryside from further encroachment;
 - to preserve the setting and special character of historic towns;
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 4.7 Paragraph 153 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 4.8 Paragraph 154 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt, exceptions to this include;
- g) limited infilling or the partial or complete redevelopment of previously developed land; whether redundant or in continuing use, which would not cause substantial harm to the openness of the Green Belt.
- 4.9 Paragraph 155 confirms that the development of homes in the Green Belt should also not be regarded as inappropriate where:
- a. The development would utilise grey belt land and would not fundamentally undermine the process (taken together) of the remaining Green Belt across the area of the plan.
 - b. There is a demonstrable unmet need for the type of development proposed.
 - c. The development would be in a sustainable location.
- 4.10 Paragraph 187 requires planning decisions to contribute to and enhance the natural and local environment by, a) protecting and enhancing valued landscapes, and d) minimising impacts on and providing net gains for biodiversity.

Bury MBC Unitary Development Plan (1997)

- 4.11 The Development Plan for Bury comprises the saved policies of the Bury Unitary Development Plan (UDP) 1997 and the Pfa, and the Planning and Compulsory Purchases Act (2004) identifies that applications for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.12 The cluster of buildings forming the main hub of Yew Tree Farm is a previously developed site within a wider Green Belt designation in the Bury UDP (1997).
- 4.13 UDP Policy OL1 (Green Belt) seeks to maintain the Green Belt, ensuring that it fulfils the following strategic purposes;
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from merging into one another;
 - to assist in safeguarding the countryside from further encroachment;
 - to preserve the setting and special character of historic towns;
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.14 Saved policy OL1/2 states that *“The construction of new buildings in the Green Belt is inappropriate development unless it is for one or more of a number of stated purposes. This policy does not include for redevelopment of previously developed land and is not consistent with paragraph 154 of the NPPF”* where the exceptions include;
- g) limited infilling or the partial or complete redevelopment of previously developed land; whether redundant or in continuing use, which would not cause substantial harm to the openness of the Green Belt

- 4.15 UDP policy EN1/1 states that the Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment. Policy EN1/1 states that development will not be permitted where proposals would have a detrimental effect on visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt.
- 4.16 UDP policy EN1/2 - Townscape and Built Design advises that the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements.
- 4.17 UDP policy EN8 Woodland and Trees states that the Council will support the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough.
- 4.18 Policy EN9 Landscape states that the Council will seek to protect, conserve and improve the landscape quality of the Borough, and will encourage the enhancement of landscapes, where appropriate.
- 4.19 UDP policy EN9/1 – Special Landscape Areas states that any development will be strictly controlled and required to be sympathetic to its surroundings in terms of visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted in such areas.

Development Control Policy Guidance Note 8 ' New Buildings and Associated Development in the Green Belt'

- 4.20 Whilst this policy guidance note does not have development plan status it is a material consideration.

Places for Everyone (Pfe) Joint Development Plan, 2024

- 4.21 The Pfe was adopted on the 21st March 2024 and forms part of the Development Plan for Bury.
- 4.22 Policy JP-S1 Sustainable Development states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. In preparing plans, authorities should make as much use as possible of suitable previously developed (brownfield) land and vacant buildings to meet development needs.
- 4.23 Policy JP-S2: Carbon and Energy sets out the expectation that new development will be carbon neutral and should minimise energy demand and maximise energy efficiency.
- 4.24 Policy JP-S4: Flood Risk and the Water Environment aims to manage flood risk by locating and designing development to minimise the impacts of current and future flood risk.
- 4.25 Policy JP-H3: Type, Size and Design of New Housing sets out the aim to incorporate a range of dwelling types and sizes including for self-build projects. It confirms that all new dwellings should comply with the Nationally Described

Space Standards (NDSS), and be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations.

- 4.26 Policy JP-H4: Density of New Housing confirms that development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.
- 4.27 Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity states that through local planning and associated activities a net enhancement of biodiversity resources will be sought.
- 4.28 Policy JP-G9: The Green Belt, confirms that the Green Belt serves the five purposes set out in national policy.
- 4.29 Policy JP-C2: Digital Connectivity supports the provision of affordable, high quality, digital infrastructure. This includes a requirement for all new development to have full fibre to premises connections.

Section 5 - Planning Assessment

5.0 - Planning Assessment

- 5.1 In this section the development proposals are assessed against the relevant policies of local and national planning policy.

Principle of development

- 5.2 The subject land and buildings form part of a previously developed site within a wider Green Belt designation.
- 5.3 The proposed development would not result in harm to any of the purposes of including land within the Green Belt, and there is no conflict with para. 143 of the NPPF, or policy OL1. Clearly no unrestricted sprawl would occur, the development is within the well-defined boundaries of the previously developed site and there would be no encroachment into the countryside. This development would not result in the merging of towns, or have any impact of the setting and special character of historic towns. The development assists in the recycling of land that is underutilised and will be of benefit through the provision of two family homes, and an improvement in biodiversity through the provision of habitat enhancement.
- 5.4 The NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate development unless one of the stated exemptions can be demonstrated.

Limited infilling or partial or complete redevelopment of previously developed land

- 5.5 Para 154 of the NPPF sets out exceptions to inappropriate development in the Green Belt which includes exception “g) limited infilling or the partial or complete redevelopment of previously developed land; whether redundant or in continuing use, which would not cause substantial harm to the openness of the Green Belt.
- 5.6 The subject buildings were constructed in 2004 with planning consent initially granted for an extension to stables for a plant garage. Subsequently the applicant has used the buildings for the storage of vintage tractors and other plant and machinery, as a workshop, and for storage.
- 5.7 The development proposals do not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it, and would not cause substantial harm to openness. Development is limited to a rebuild of the existing barn to the same footprint, with an increase of 460mm to the previously constructed eaves height of 460mm, but a reduction in the previously constructed ridge height of 420mm.
- 5.8 The rebuilding of the barn to form the dwellings, garages, parking and gardens would not conflict with the openness of the Green Belt and the purposes of including land in it. The same curtilage is proposed as the most recent use, and the proposed development is achieved within the existing developed curtilage.

- 5.9 The form, bulk and general design of the buildings would be in keeping with their surroundings. The extent of development is achieved through rebuilding the existing structures, with the existing form and massing largely replicated.
- 5.10 Suitable access and likely traffic generation is accommodated without creating a traffic hazard or the need for major road improvements or lengthy new routes. The existing access is utilised and is suitable for the limited traffic that would be generated by a development for two dwellings.
- 5.11 The utilities required to service this development can be provided without extensive works. Utilities supplies are already in place to service the farmhouse, and outbuildings. Supplies to the new dwelling can be provided without extensive works.
- 5.12 The building do not contain any protected species, such as bats or barn owls. A survey of the buildings has been undertaken and has confirmed that the buildings do not contain any protected species.
- 5.13 The barn and storage building form part of the established curtilage of the main grouping of buildings at Yew Tree Farm.
- 5.14 The application site is previously developed land as defined in appendix 2 of the NPPF. Para. 154 (g) allows for limited infilling or partial or complete redevelopment of previously developed land where development would not cause substantial harm to the openness of the Green Belt.
- 5.15 In terms of impact on openness replacement buildings are proposed that closely relates to the previously constructed structures in terms of siting, footprint, scale and massing.
- 5.16 The proposed replacement of the existing buildings with the two dwellings and garages would result in a decrease in building footprint of 11%, and decrease in building volume of 4%.



Image 7 – Existing buildings viewed against the backdrop of the Farmhouse

- 5.17 There is already significant built development in this location with the existing barn and storage building that are to be replaced, and the adjacent farmhouse, outbuildings, and stables.
- 5.18 The proposed dwelling will be viewed in the same context as the existing barn, and storage building, and against the backdrop of the substantial two storey Farmhouse and buildings forming Yew Tree Farm. The proposed dwellings would not be readily discernible from the existing grouping of buildings and there certainly would be no significant change in character.
- 5.19 There will be little discernible change in respect of impact on openness and the character of built development to Yew Tree Farm.
- 5.20 The application site is previously developed land as defined in appendix 2 of the NPPF.
- 5.21 Case law (Lee Valley Regional Park Authority v Epping Forest District Council 2016) has determined that where development is found to be 'not inappropriate' when applying paragraphs 149 (now 154) of the Framework, it should not be regarded as harmful either to the openness of the Green Belt or to the purposes of including land in the Green Belt. In these circumstances there is no need to consider the effect of the development on the openness of the Green Belt.
- 5.22 The proposed development would not conflict with the surrounding land uses and adequate infrastructure could be provided to the site. Therefore residential development would be acceptable in principle and would be in accordance with Policy H1/2 of the UDP, and the NPPF.

Development of grey belt land

- 5.23 The National Planning Policy Framework, December 2024, introduced the concept of 'Grey Belt' (paragraph 155), which is Green Belt land that is either previously developed or does not strongly contribute to the purposes of the Green Belt.
- 5.24 The Glossary definition of 'Grey Belt' is as follows: *"For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143.*
- 5.25 The site is small and forms a very small part of the wider Green Belt parcel (BU41) which was considered as part of the Greater Manchester Green Belt Assessment. The Green Belt washes over existing development at Yew Tree Farm and existing housing located along Ringley Road West and development of the site would not result in any physical coalescence or merging of settlements.
- 5.26 The wider site at Yew Tree Farm is developed including an existing residential use, and in close proximity there is further ribbon development of dwellings along Ringley Road West.
- 5.27 Local facilities are available in Stoneclough (1 mile west), and Radcliffe (2 miles north east), with main facilities available to Bury and Bolton town centres (5 miles north east and north west respectively).

- 5.28 Bus services are available within 70 metres of the junction of the private access road and Ringley Road West (Ringley Road West bus stop), with services to Bury and Bolton main centres, and local centres.
- 5.29 From the subject site there is direct pedestrian and cycle access to Outwood Country Park, and the Outwood Trail. This allows a walking and cycle route to Radcliffe Town Centre within 1.1 miles.
- 5.30 This development is considered to be in a sustainable location, taking account of paragraphs 110 and 115 of the NPPF.
- 5.31 The site is considered to be 'Grey Belt', as it is previously developed land, and it does not strongly contribute to the purposes of the Green Belt. As such, the site meets the definition of grey belt and paragraph 155 of the NPPF should apply.

Housing need

- 5.32 The Five Year Housing Supply Statement for Bury (June 2025) confirms that there is a 4.3 year deliverable housing. This identified supply falls short of the five year supply that is required in paragraph 72 of the NPPF. Paragraph 73 sets out that small sites can make an important contribution to meeting the housing requirement of an area, are essential for Small Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly.
- 5.33 There is strong demand for 3 bedroom family homes in Outwood and there is very limited previously developed land available to provide new homes. This proposal provides the **opportunity to supply two new family homes within the established curtilage of a previously developed site**.
- 5.34 The latest results published by the Government (the 2023 measurement published on 12 December 2024) show that Bury has a HDT result of less than 75%. Where the test indicates that the delivery of housing was substantially below (less than 75%) the housing requirement over the previous years, this needs to be taken into account in the decision-taking process.
- 5.35 **The subject site is available for immediate development and could be delivered within a 5 year period.** The NPPF emphasises the need for Local Planning Authorities to boost the supply of housing to meet local needs and the proposed development would assist in contributing to the supply of housing land in Outwood.

Landscape and Visual Impact

- 5.36 In terms of the general arrangement two houses would be located to the existing grouping of buildings as a direct replacement of the existing structures.
- 5.37 The houses would be of a modest scale in relation to the plot area and would take the form of simple rural buildings with pitched roofs, referencing the character of the local vernacular.
- 5.38 The houses would be two storey, 6.3 metres tall, with the first floor partially housed within the roof space to minimise the overall ridge height. The houses

would have stone facings and slate roofs, resulting in a sympathetic treatment in a Green Belt location.

- 5.39 The proposed development comprising two dwellings, which are well associated with the existing buildings, are subservient in height to the Farmhouse, and of a similar scale to houses within the vicinity, would not be out of character. Residential development of the scale and nature proposed would be consistent with the surrounding character and existing buildings within the vicinity.
- 5.40 The houses would be well screened from adjacent areas by the existing retained vegetation present to the perimeter of the Yew Tree Farm development. Tree planting is proposed using native species to improve views and approaches to the built edge, and hedgerow improvements are proposed. As such, the scenic quality of the wider landscape would not be adversely affected by the proposed development and there would be some enhancement to landscape character.
- 5.41 The design of the houses, their height, scale and materiality, would reflect the existing housing within the vicinity. The use of stone facings and slate roof tiles would be a sympathetic treatment in this location. The heights of the houses would be minimised to ensure that they sit comfortably in the landscape and would be subservient to the Farmhouse, and no taller than other existing housing within the vicinity.
- 5.42 There would be no conflict with any heritage assets.

Visual effects

- 5.43 The scale of the proposed development is small and the buildings would assimilate well into their setting in terms of size, height and design.
- 5.44 The Green Belt washes over all the land between Stoneclough, Outwood and Radcliffe, and includes all the ribbon development which is a characteristic feature of the landscape. As such, even if there were glimpsed views of the proposals, they would not appear out of character.
- 5.45 Therefore, because the development would be well-screened, small scale and characteristic of the landscape it would have no effect upon people's perception of openness in views from the wider landscape, and would not appear to encroach into the Green Belt.
- 5.46 There would be no landscape or visual reason why the proposals would not be acceptable.
- 5.47 In respect of openness paragraph 154 (g) of the NPPF has been updated to confirm that limited infilling or the partial or complete redevelopment of previously developed land may be an exception to inappropriate development in the Green Belt where it would not cause substantial harm to the openness of the Green Belt. This is a significant shift in emphasis from the previous version (para. 149g of NPPF 2021) which referred to development not having a greater impact on the openness of the Green Belt than the existing development.

Policy JP-S2: Carbon and Energy

- 5.48 Policy JP-S2 sets out the expectation that new development will be carbon neutral and should minimise energy demand and maximise energy efficiency.
- 5.49 The following measures are proposed, or are to be considered in the design and construction of the dwelling in order to reduce carbon emissions, minimise energy demand and maximise energy efficiency:
- Through rebuilding of the external walls, ground floors and roofs Insulation levels to the fabric of the building are to be provided that exceed the current building regulations Part L (Conservation of fuel and power – June 2022).
 - Use of an air source heat pump to provide high efficiency heating.
 - Use of Photovoltaic panels and solar panels for electricity and hot water generation.
 - Use of passive solar gain.
 - Use of low energy lighting and heating controls to reduce energy consumption.
 - Installation of an Electric Vehicle Charging Point (EVCP shown to plans).

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

Nationally Described Space Standards (NDSS)

- 5.50 Both dwellings are designed with three bedrooms, with one double bedroom and two single bedrooms (3b4p).
- 5.51 The dwellings comply with all of the technical requirements (section 10a.-10i.) that are set out in the NDSS document.

Part M4 (2) Category 2: Accessible and adaptable dwellings

The proposed dwellings are capable of meeting the requirements of M4(2):

- A safe and convenient step free approach route to the dwelling is provided.
- A level approach route can be provided with a minimum clear width of 900mm and will have a suitable ground surface.
- A parking space within the curtilage of the dwelling can be widened to 3.3metres.
- A drop off point can be provided that is located close to the principal entrance, is level, and has a suitable ground surface.
- The principle private entrance has a level landing (1.2m²), the landing can be covered, lighting can be provided with diffused luminaires on a motion sensor, the door has a minimum clear opening width of 850mm, the required dimensions for the nibs and reveals to walls are provided, and an accessible threshold can be provided.
- All other external doors have a minimum clear opening width of 850mm, the required dimensions for the nibs and reveals are provided, and an accessible threshold can be provided.
- Internally the minimum clear width of every hall or landing is 900mm, every door has the required minimum clear opening width (table 2.1), a minimum 300mm nib is provided to the leading edge of every door in the entrance storey.
- Access to all rooms and facilities in the entrance storey is step free, the stair from the entrance storey to the first floor has a minimum clear width of 850mm, and the stairs meet the requirements of App. Doc. part K.
- Within the entrance storey a living area is provided, a minimum 1200mm clear space is provided in front of and between kitchen units and appliances.

- The required access routes and access zones are provided to the bedrooms.
- Within the entrance storey there is a WC and wash hand basin and the potential for a level access shower, and the door opens outwards.
- The first floor bathroom is located on the same floor as the double bedroom and contains a WC, a basin and a bath, and the fittings meet the provisions of Diagram 2.5 of the App. Doc.
- To assist people who have reduced reach, services and controls comply with the requirements listed in section 2.30 of the App. Doc.

Policy JP-H4: Density of New Housing

- 5.52 The net site area is 0.15 hectares and two dwellings are proposed. This results in a density of 13 dwellings per hectare. This is less than the density indicated in policy JP-H4 (35 dwellings per hectare), but the policy confirms that a lower density of development may be accepted where this can be clearly justified by site specific issues.
- 5.53 In this case a lower density of development is considered appropriate in this Green Belt location. An increased number of units would result in the need to introduce a greater number of door and window openings into the elevations of the buildings, a greater number of parking spaces, and a potential increase in the external bin storage and amenity space required. It is considered that the scheme as proposed is an appropriate number of houses to this location.

Policy JP-C2: Digital Connectivity

- 5.54 In accordance with policy JP-C2 a full fibre to premises connection is available to this location:
- Standard;- 4 Mbps download speed, 0.5 Mbps upload speed.
 - Superfast;- 33 Mbps download speed, 6 Mbps upload speed.
 - Ultrafast;- 1800 Mbps download speed, 220 Mbps upload speed.

Example;

- BT Openreach; 1600Mbps download speed, 115Mbps upload speed.

6.0 – Other considerations

Design

- 6.1 In consideration of Local Plan Policy EN1/2 the following factors have been considered:
- The external appearance and design of the proposal in relation to its height, scale, density and layout;
 - The relationship of the proposal to the surrounding area;
 - The choice and use of materials;
 - Access and other design features for the mobility impaired;
 - The design and appearance of access, parking and service provision;
 - Landscaping, including the use of natural landscape features, and open space provision;
 - The use of lighting.
- 6.2 This development has been designed to make a positive contribution to the form and quality of the surrounding area. The proposed dwellings are designed to reference the existing buildings in the locality in terms of form and scale, and a sympathetic use of materials is proposed.
- 6.3 Design features from existing buildings in the area that have been referenced include:
- Rectangular building footprint with two storeys of development.
 - Linear development arranged along existing access to repeat the form of the existing building, and similar to ribbon development along Ringley Road West.
 - Pitched roofs with slate coverings.
- 6.4 The height of the adjacent buildings has been considered and the proposed dwellings are designed to be of a comparable, or a lesser height to other dwellings in the locality (6.3 metres from finished floor level to ridge). The first floor bedroom accommodation is partially housed within the roof space to achieve a lower overall eaves and ridge height, and the proposal comprises low rise development.
- 6.5 The dwellings are proposed to the same footprint as the existing barn with the foundations to be reused. Satisfactory separation distances and amenity are achieved with the Farmhouse.
- 6.6 Boundary treatments have been kept at a low level (1.5 metre high post and rail fencing), and are appropriate and in keeping with the location.
- 6.7 In accordance with Bury Council's parking standards and the PfE a minimum of two parking spaces are provided to each dwelling (three bedroom dwellings). The parking areas are proposed to be constructed with a permeable stone sub-base and decorative gravel, and provide sustainable drainage.

Lighting

- 6.8 Paragraph 198 (bullet point c) of the NPPF states that development should: 'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'.

- 6.9 During the construction phase any lighting to be used should be directional and screened where possible, and this specification is to be included in the Construction Management Plan (CMP).
- 6.10 The development lighting scheme will include the use of appropriate products and screening, to ensure no excessive artificial lighting shines over the boundary trees, new hedgerow and any landscape planting, as lighting overspill may deter use by wildlife such as foraging bats.

Impact upon heritage assets

- 6.11 There are no Designated Heritage Assets, or Non-Designated Heritage Assets within the vicinity of the application site, and the site is not within a Conservation Area.

Ecology

- 6.12 A Preliminary Roost Assessment and Ecological Assessment Appraisal has been undertaken by ERAP and includes the following findings:
- Adverse direct and / or indirect effects of the proposals on any designated sites for nature conservation are reasonably discounted.
 - No Priority Habitat, semi-natural or irreplaceable habitat is present or will be affected by the proposals.
 - The presence of roosting bats is reasonably discounted at the site. No further surveys for roosting bats are required to comply with relevant survey guidelines or to inform a planning application.
 - The presence of great crested newts is reasonably discounted.
 - The site is suitable for use by nesting passerine bird species and by hedgehog (a Priority Species). Measures to be applied for the protection of wildlife prior to and during site preparation and construction and for the enhancement of the site for wildlife in the long-term are outlined in the report.
 - To enhance the opportunities for roosting bats at the site it is recommended that the development incorporates the installation of two bat boxes / bat access panels at the gable ends of the new buildings.
 - The installation of one house sparrow terrace nest box is recommended at the new garage.
 - With implementation of the recommendations and best practice measures detailed in the report, adverse effects on protected species are reasonably discounted. The proposals will have no impact on designated sites for nature conservation or other ecologically valuable habitats. Enhancement measures that aim to maximise the benefits for biodiversity are included as part of the proposals and comply with the National Planning Policy Framework and *Biodiversity Net Gain: Good Practice Principles for Development* (CIEEM, 2016) are provided.

- It is advised that the proposals at Yew Tree Farm can be achieved in accordance with wildlife legislation, planning policy, Natural England guidance and best practice.

Landscaping proposals

- 6.13 A landscaping design is submitted that illustrates the hard and soft landscaping details and includes the following proposals:
- Incorporation of new hedgerow planting along the south and east boundaries with native species.
 - Native shrubs and a number of native tree species would be planted within the proposed landscaping.
- 6.14 The development proposals provide an opportunity for biodiversity and landscaping improvements.
- 6.15 The landscaping proposals will provide a visual improvement to the landscape and will increase biodiversity and support ecological enhancement.

Contaminated Land

- 6.16 A Phase 1 Preliminary Risk Assessment is submitted and provides sufficient information on the potential contaminative status of the site to allow issue of conditional planning approval.
- 6.17 The PRA has identified a potential risk of made ground and moderate risk of contaminates and therefore further assessment is recommended through a Phase 2 Intrusive Investigation.

Access

- 6.18 Paragraphs 115 and 116 of the NPPF require that safe and suitable access to a site can be achieved for all users and that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of the road network would be severe.
- 6.19 There is an existing private access to Yew Tree Farm. This includes use by larger horseboxes and agricultural machinery for maintenance of the site, lorries, and an existing refuse collection.
- 6.20 The existing access is to be utilised and is suitable to serve the two dwellings proposed. A safe access is provided and traffic generation from two dwellings will be minimal and would not have any perceivable impact on the highway network.
- 6.21 There are turning and parking facilities to the front of the dwellings that will allow parking for a minimum of 2 cars, this is in accordance with Bury Council's parking standards. Level access and approach can be provided to the dwelling to enable access by people of all ability.

Trees

- 6.22 There are no trees within the application site boundary. No trees would be impacted by the proposals.

Flood risk and drainage strategy

- 6.23 The subject site is within Flood Zone 1 with a low risk of flooding and the proposed site area is less than 1.0 hectare. In line with criteria set within the NPPF a Flood Risk Assessment is not required.
- 6.24 Sustainable Drainage Systems (SUDs) are an option for reducing surface water flood risk, and devise outline strategies for surface and foul water drainage.
- 6.25 Surface water drainage from the existing buildings is to ground. There would be a reduction in roof area and hard standing as a result of these proposals, and the surface water will be drained to a soakaway as per the existing arrangement. To the rear the rainwater pipes will outfall to water butts. The parking areas will be constructed with a permeable sub-base and decorative gravel surface.
- 6.26 The outline foul drainage strategy will be to construct a new foul drainage connection from the dwellings to the existing foul sewer in Ringley Road West.

7.0 – Conclusion

- 7.1 This is a previously developed site and it is proposed to rebuild the existing barn and attached storage building to the same building footprint (utilising the existing foundations), to provide two dwellings with garages.
- 7.2 We have explained why the proposed development is compliant with local and national planning policy, identifying that the development would be an exception to inappropriate development in the Green Belt;
- as defined in paragraph 154, through exception g) limited infilling or the partial or complete redevelopment of previously developed land; whether redundant or in continuing use, which would not cause substantial harm to the openness of the Green Belt.
 - as defined in paragraph 155, through the exception for grey belt land.
- 7.3 This modest and well screened development of two low rise dwellings would not have any adverse impact on the five purposes of Green Belt set out in paragraph 143 of the NPPF.
- 7.4 The Five Year Housing Supply Statement for Bury (2025) confirms that there is only a 4.3 year deliverable housing. The development of windfall sites that are suitable (with an emphasis on previously developed land) can boost the Council's housing land supply.
- 7.5 The two dwellings are proposed as self-build plots. The Self-build and Custom housebuilding Act 2015 requires that each Authority will keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects, and places a duty on public authorities to have regard to those registers in carrying out planning and other functions. Authorities are required to have regard to the provision of self-build plots when making decisions regarding planning, provision of housing and the regeneration of land. The construction of two new dwellings to this previously developed site presents an opportunity for the provision of two serviced self-build plots that the applicant would like to implement.
- 7.6 The proposed development offers a number of Economic, Social and Environmental benefits, including;
- Economic benefits
- Benefits during and after construction by providing employment and support for local services and the generation of additional revenue in the local economy.
 - Increased income for the Council through Council Tax revenues.
- Social benefits
- Contribution of two family homes to the Authorities housing supply in an area where there is strong demand for this type of housing.
 - Social benefits to an existing residential location by allowing future occupants to form part of the local community.

- Natural surveillance and occupation of underutilised building and land that is previously developed to help address crime and anti-social behaviour issues.

Environmental benefits

- The recycling and regeneration of previously developed land where a moderate risk of contamination has been identified.
- Remediation of a previously developed site providing a long term environmental benefit.
- Improvements to the biodiversity and ecology of the site through the provision of ecological enhancements and landscape planting.

7.7 It is considered that the proposed development qualifies as appropriate development in the Green Belt on the following basis;

- exception g) of paragraph 154 of the NPPF,
- the development is to grey belt land (paragraph 155), and the proposal for two low rise dwellings should not be regarded as inappropriate development.

The Very Special Circumstances

7.8 Should the LPA consider that they will not apply the stated exceptions to support the proposed development we consider **Very Special Circumstances exist** that would outweigh any potential harm to the Green Belt by reason of inappropriateness, or any other perceived harm resulting from the proposal.

VSC 1

- The site comprises underutilised buildings and land. Redevelopment to a residential use that is compatible with the existing Farmhouse would be beneficial through an **improvement in the appearance of the site, a previously developed site would be put to an efficient use, and this would add vitality and strengthen the existing community.**

VSC 2

- An **improvement in biodiversity** can be achieved through the provision of the proposed habitat enhancement.

VSC 3

- The addition of two low rise dwellings built with traditional materials sits comfortably within the established curtilage of this previously developed site. There is natural screening of the site by mature trees, hedgerows and vegetation both at the site boundaries and within the immediate area, and the dwellings would not be readily discernible in the wider landscape and the potential impacts on the landscape would be negligible. The proposals would not cause substantial harm to the openness of the Green Belt and an **improvement in the landscape and visual appearance of the previously developed land can be achieved through the development proposals.**

VSC 4

- **Ecological benefits** can be achieved through the landscaping proposals, and the ecological enhancements that are proposed.

VSC 5

- **Two family homes would be provided** in an area where there is strong demand for this, and very little opportunity to build new homes. The provision of these family homes would **contribute to supply where there is high demand**. This helps to relieve the pressure for development of other less suitable Green Belt sites in the Outwood area to provide the new housing that is needed.

VSC 6

- **The subject site is available for immediate development and could be delivered within a 5 year period.** The NPPF emphasises the need for Local Planning Authorities to boost the supply of housing to meet local needs and the proposed development would assist in contributing to the supply of housing land in Outwood.

VSC 7

- **Two self-build plots would be provided** that would assist the authority in meeting their obligation to make provision for this.

7.9 The application is in compliance with the NPPF and the development plan, and in the planning balance the demonstrated benefits clearly outweigh any perceived harm to the Green Belt by reason of inappropriateness.

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