

Statement of Community Involvement

For Wain Estates (Land) Limited | 23-657

Residential development for up to 275 dwellings – Land off Church Street & Scobell Street, Walshaw, Bury

Project: 23-657
Site Address: Land off Scobell Street, Walshaw
Client: Wain Estates (Land) Limited
Date: February 2025
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Appendices

- EP1.** Consultation Leaflet
- EP2.** Consultation website screen shots
- EP3.** Consultation responses summary



1. Introduction

- 1.1 This Statement of Community Involvement (SCI) is prepared by Emery Planning on behalf of Wain Estates (Land) Ltd to accompany an application for outline planning permission for up to 275 dwellings, on Land off Church Street & Scobell Street, Walshaw.
- 1.2 Prior to submitting the application, the applicant undertook a public consultation exercise with the local community and Councillors. Consultation leaflets were sent providing an overview of the application proposals and directing interested parties to a consultation website to review details of the proposals and submit their feedback.
- 1.3 This statement sets out how the local community has been engaged and provides an overview of the comments received from those interested parties.



2. Planning policy context

Localism Bill

- 2.1 The Localism Act 2011 provides for a requirement for developers to consult with the local community on certain types of development projects, however this requirement is not mandatory and, in some instances, sites have already undergone consultation through the plan making process or otherwise through earlier applications which may have been made in respect of a site.

National Planning Practice Framework (The Framework) and National Planning Practice Guidance (The Guidance)

- 2.2 Whilst both The Framework and The Guidance encourage pre-application engagement with local authorities and communities, it is not a prerequisite for planning applications and the Guidance highlights that the level of any engagement needs to be proportionate to the nature and scale of a proposed development.

Bury Council Statement of Community Involvement

- 2.3 The Planning and Compulsory Purchase Act 2004 introduced the requirement for local planning authorities to produce a Statement of Community Involvement (SCI) in order to widen community participation in the planning process.
- 2.4 The council's SCI was adopted in December 2009, with an addendum published in October 2020 which primarily related to community involvement during the corona virus pandemic. This was then further amended in July 2023 to remove all reference to temporary Covid-19 measures.



3. Public consultation

Leaflets

- 3.1 A consultation leaflet was distributed to 438no. local resident's, local schools and Ward Councilors providing a brief summary of the proposed residential development, identifying the application site and directing interested parties to the consultation website.
- 3.2 A copy of the consultation leaflet is provided at **EP1**.

Website

- 3.3 A dedicated public consultation website was published and made available for local residents to view details of the proposed development and provide their feedback and comments.
- 3.4 The website displayed a site location plan and indicative site layout drawing and was structured around the following topics:
- The proposals
 - Benefits of the redevelopment of the site
 - The site's locational sustainability
 - The character of the site
 - Frequently Asked Questions
- 3.5 The website can be viewed at www.weconsultations.co.uk/walshawproposal and screenshots of the website are provided at **EP2**.



4. Summary of public consultation responses

- 4.1 All written responses received via the website have been summarised and are provided at **EP3**. No names addressed or personal details have been included which could identify respondents.
- 4.2 A summary of the consultation responses received, and the key issues are provided under the following headings:

Principle of development

- The Green Belt designation of the site
- What is meant by 'affordable housing'

Community infrastructure and facilities

- Concerns in relation to the capacity of local services and facilities
- Local doctors' surgeries are already over capacity
- There is already a lack of provision of dental services within the area
- Lack of places at local primary and secondary schools – how will schools cope with an influx of new students as a result of the development

Highways

- Highways safety concerns due to increased traffic both during the construction phase and as a result of the proposed development once occupied
- An alternative vehicular access should be considered avoiding the already heavily congested Church Street
- Concerns over existing bus routes and HGV's frequent use through to Tottington village
- Welfare concerns of school children who walk along Church Street to and from schools and the increased risk of traffic accidents exacerbated by the scheme.

Environmental

- Disturbance during construction phase
- Impact on air quality during construction phase and as a result of the increased vehicle movements once the proposed development is completed and fully occupied



- Impact of the proposals on local wildlife and questioning the effectiveness of local wildlife corridors.
- Concerns development of the site would result in flooding and drainage issues
- Loss of views to existing residents
- Impact on the existing public right of way and potential loss of amenity to local residents as a result
- The proposals provide welcome opportunity for redevelopment
- Concerns over Natural Springs at risk of being destroyed
- Soil degradation concerns in relation to an increased flood risk

Other matters

- Impact of affordable housing on local property values
- Concerns in relation to the scale and duration of the public consultation exercise
- Impact of the proposals on the existing businesses located near the development site
- Concerns how current proposals relate to the applicant's promotion of the wider site surroundings for removal from the Green Belt for future development



5. Response to the consultation

Principle of development

- 5.1 The principle of residential development of the application site has been established through its allocation in Places for Everyone. The Planning Statement and Environmental Statement prepared in support of the application demonstrate that the application proposals would be an appropriate form of development in accordance with local and National Planning Policy providing market and affordable housing to meet an identified need.
- 5.2 Responses to the public consultation exercise raise concerns in relation to the need for further affordable housing in the area. As set out in the submitted Planning Statement, there is an identified need for affordable housing within the borough and the proposed development assists in meeting this need and delivering much needed affordable family homes.

Community Infrastructure

- 5.3 Consultation responses have been received expressing concerns that the application proposals would result in additional pressures on local school places, and doctors and dentist surgeries.
- 5.4 The impact of the proposed development on infrastructure provision will be considered through the application, and planning contributions will be provided where necessary.

Highways

- 5.5 The proposals will include new vehicular accesses to Church Street and Scobell Street and will allow the creation of a link road through the wider allocation which is a key requirement of the allocation. The highway impacts of the proposed development are fully assessed in Chapter 9 of the ES and a Transport Assessment and Travel plan are provided. The assessment concludes that safe and suitable access can be achieved, and that the proposed development can be accommodated without severe impacts on the local highways network.

Environmental impacts

- 5.6 Respondents have raised concerns in respect to the potential for disturbance during the construction phase as a result of associated noise, pollution and vehicle movements. Each of these factors has been fully assessed within the Environmental Statement and no significant adverse effects have been identified.



- 5.7 A condition requiring the submission and approval of a Construction Environmental Management Plan (CEMP) could be attached to any planning permission. This would require the developer to ensure that they complete the development in a responsible manner, protecting the amenity or local residents during the construction phase.
- 5.8 Respondents have expressed concerns that the proposed development would have a detrimental impact on local wildlife. Ecological matters are covered in detail at Chapter 8 of the Environmental Statement and Technical Appendices include a Preliminary Ecological Appraisal and Biodiversity Net Gain Strategy and accompanying metric which confirm that a biodiversity net gain can be achieved, in excess of the minimum 10% requirement, and would be secured through an appropriate condition.
- 5.9 Concerns have been raised that the proposed development would have a detrimental impact on the existing public right of way which is located along the site's northern and eastern boundary. The proposed development would not result in the loss or diversion of the existing public right of way. The plans for the development of the site would incorporate a landscaping scheme, which would retain and reinforce the existing boundary planting, which is considered to improve the amenity of the footpath for users. Furthermore, the proposed dwellings would provide a degree of natural surveillance for users of the PROW.

Other matters

- 5.10 Respondents have raised concerns in relation to the inclusion of affordable housing within the proposed development and the potential impact on property values in the area. This is not a planning consideration. The affordable housing provision on site is in line with the policy requirement.
- 5.11 Concerns were raised in respect of the scale of the consultation exercise undertaken. As set out under Section 2 of this statement, national planning policy and guidance indicates that engagement needs to be proportionate to the nature and scale of a proposed development and a proportionate approach has been used.
- 5.12 Respondents have raised concerns regarding the loss of views and nearby green space which they feel would have a detrimental effect on their mental health as well as their ability to exercise locally. The proposed development would provide a range of high quality open spaces for local residents to use.



6. Summary and conclusions

- 6.1 The public consultation exercise undertaken has engaged the local community at an early stage in the preparation of this planning application. This follows extensive consultation through the Local Plan process. The approach undertaken is consistent with the provisions of the Localism Bill, the Framework and the Bury Statement of Community Involvement.
- 6.2 This Statement shows that the responses received by local residents, as a result of our public consultation exercise, have been fully considered and addressed through the various documents supporting the planning application.





EP1

Scobell Street

WALSHAW

Have your say on a new high-quality housing scheme and open space in Walshaw.

Wain Estates is developing plans for new homes on land at Scobell Street, Walshaw.

In Walshaw there is a need for a wide range of housing for the local community. This development would provide up to 270 new homes of which a minimum of 25% would be affordable.

We are inviting the community to comment on the plans before finalising and submitting an outline planning application to Bury Council.



FIND OUT MORE

To find out more please visit our project website at
www.weconsultations.co.uk/walshaw

Further details regarding the consultation are included overleaf

Wain
ESTATES

Have your say

Your views are important to us and we would like to receive your feedback before **Monday 9th September 2024**

You can share your feedback by:

Visiting our website:

www.weconsultations.co.uk/walshaw

Email us:

weconsultations@wainestates.co.uk

using the title 'Walshaw Consultation' within the subject line of the email.



Scan here to
find out more

EP2

Scobell Street

Walshaw

MODERN HOMES FOR EVERYONE

A stylish new development in
a sustainable location.

Wain Estates is developing plans for up to 270 new family and affordable homes on land off Scobell Street, Walshaw.

The site is capable of delivering much-needed new homes, providing a mix of house types and affordable housing that will be set within an attractive network of hard and soft landscape and open space.

The proposed layout plan has been informed by information in relation to highways, ecology, public rights of way at the site and landscaping, to ensure that the development is both deliverable and sustainable.



KEY

	Site Boundary [11.3ha]		Existing Public Rights of Way (PRoW)
	Proposed residential development - up to 270 dwellings		Indicative Proposed Footpaths
	Indicative vehicular routes		Existing trees and vegetation
	Proposed vehicular access		Existing Watercourses
	Indicative Primary Residential Street		Contour lines
	Indicative Secondary Residential Streets		Indicative proposed attenuation feature
	Proposed link		Indicative proposed trees and vegetation
	Existing development		Indicative proposed play area

Site location plan: Image shows proposed land off Scobell Street, Walshaw and how we propose to develop the site.

WE ARE REIMAGINING PLACES

We are a strategic land company. And we are more. We are listeners, collaborators and strategists who are responsible in our actions. We are visionaries who believe it's important to create places and spaces that enrich both the economy and the way people live and work. We are one of the UK's leading companies in our sector. We are places reimagined.



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You can submit your feedback by clicking [here](#).

[HOME](#)[THE PROPOSAL](#)[FAQs](#)[HAVE YOUR SAY](#)

THE PROPOSAL

Wain Estates is preparing an outline planning application for land off Scobell Street, Walshaw which will include up to 270 new homes, of which 25% will be affordable homes and public open space.

The proposal will deliver new homes in an attractive and sustainable location, adjacent to the village of Walshaw and its existing services and facilities.

The vision for the site is to deliver an attractive, high quality residential development in an edge of settlement location to help meet the housing needs of the local area.

The site forms part of a wider area which has been allocated for new homes and associated infrastructure in the Places for Everyone plan.

FIVE REASONS WHY...



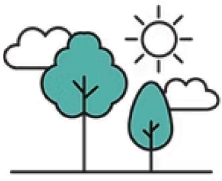
A NEW NEIGHBOURHOOD

A variety of new homes (as part of a wider allocation) ranging from starter homes to family homes - creating and adding to a diverse and balanced community.



ENHANCE THE LOCAL AREA

The delivery of areas of public open space, including a children's play area. Plus pedestrian and cycle connectivity to the existing village and the new local centre which is to be delivered on the wider allocation.



LANDSCAPE AND BIODIVERSITY

An enhanced high-quality landscaping scheme, sensitive to the existing landscape character, which will enhance biodiversity and the local environment. This would include the retention of existing hedgerows and watercourses across the site.



SUSTAINABLE LOCATION

The site is sustainably located adjacent to the existing settlement of Walshaw and is within walking distance of local services and facilities. The proposals will also provide a new link road through the site suitable for buses and will incorporate active travel routes.



CREATE MUCH-NEEDED HOMES

The delivery of up to 270 dwellings with a mix of market and affordable homes contributing to local housing need. The proposal will include dwellings designed to be accessible and adaptable (M4(2)) in accordance with the Council's planning policies.

A WELL-CONNECTED LOCATION

The site is well connected to Walshaw, with the village centre being located immediately to the west of the site. Several primary schools are readily accessible, along with The Elton High School.

Local shops can be found to the west of site along Tottington Road such as Tesco Express and in Walshaw village itself to the west. There are several local pubs and restaurants within walking distance. Bury town centre is located 2.5km to the south east of the site.

Local bus stops are located on Church Street and Tottington Road providing regular services to Bury and Bolton. Onward connections can be made from Bury tram stop to Manchester and surrounding towns. Bolton train station provides direct services to Preston, Carlisle and beyond. In addition, the local network of public rights of way provides connections to the surrounding countryside, with numerous public rights of way running from the site boundary.

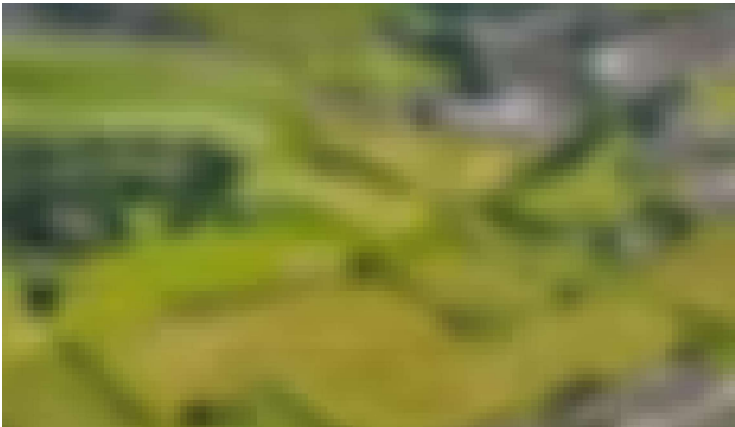
The Places for Everyone proposal for the overall site allocation also includes a new local centre, strategic link road and new primary school.



MAINTAINING THE NATURAL CHARACTER

Pedestrian connections to the existing Public Rights of Way network, will facilitate access to the wider settlement and areas surrounding Walshaw.

Sustainable drainage systems to effectively manage surface



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[HOME](#)[THE PROPOSAL](#)[FAQs](#)[HAVE YOUR SAY](#)

FAQs

HOW MANY HOMES WILL BE INCLUDED?

Currently, as part of the outline planning application, we are proposing up to 270 new homes. This will include a mix of housing types including family and affordable homes.

WHY ARE NEW HOMES NEEDED?

In Walshaw, there is a need for a wide range of new homes for the local community. This development would provide up to 270 new homes of which 25% would be affordable.

There is a national housing shortage and the Walshaw area is no exception. More homes are needed to meet pressing and future demand, and the supply of new homes isn't keeping up. The average house in Bury now costs 8 times the average earnings.

There is also a pressing need for affordable housing across the whole of Bury, with 2,490 households on the Council's waiting list in May 2024

HOW MANY AFFORDABLE HOMES WILL BE INCLUDED?

Our plans will help address the local housing shortage, by delivering up to 270 new homes, each of varying size and type. A minimum of 25% of the available properties will be affordable, which could be up to 68 dwellings, allowing local households to join the property ladder for the first time.

ARE THE PROPOSALS WITHIN THE GREEN BELT?

As the site is allocated for residential development in the adopted Places for Everyone, it is no longer classed as Green Belt.

HOW WILL THE PROPOSALS AFFECT LOCAL SERVICES?

The applicant will enter into a Legal Agreement with Bury Council to provide additional funding for local services. This will be negotiated during the planning determination process where required. The scheme will also benefit local services, facilities and other businesses by providing additional customers when the homes are being built and when they are occupied.

HOW WILL THE CONSTRUCTION PROCESS BE OVERSEEN?

A Construction Management Plan will be put in place to manage things such as dirt, noise and construction traffic. This would be secured by condition on the application during negotiations with the planning officers at Bury Council.

WHAT ASSESSMENT WORK HAS BEEN UNDERTAKEN OF TRAFFIC ON THE SURROUNDING ROAD NETWORK?

As part of our assessment, capacity assessments of key junctions on the local highway network will be undertaken, informed by traffic surveys on the local highway network during school term time.

YOUR VIEWS ARE IMPORTANT TO US

Please give us your feedback by **Friday 14th March 2025** before we submit an outline planning application to Bury Council.

[HAVE YOUR SAY >](#)



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HOME

THE PROPOSAL

FAQs

HAVE YOUR SAY

HAVE YOUR SAY...

YOUR VIEWS ARE IMPORTANT TO US

Please give us your feedback by **Monday 9th September 2024** before we submit an outline planning application to Bury Council.

We are particularly interested in your answers to the following questions:

QUESTION 1

What type/size of housing do you think would be most suitable for the Site?

QUESTION 2

Do you support the provision of open space as part of the development, and do you have any suggestions for how this area could be laid out - for example natural play equipment, circular walks, wild meadow flower planting, foraging areas?

QUESTION 3

Do you have any comments on the layout and are there any other facilities you would like to see included?

Please provide any other comments you have on the proposed development.

You can email us at **weconsultations@wainstates.co.uk**

EP3

Walshaw Public Consultation Feedback Summary				
Principle of Development	Community infrastructure and facilities	Highways	Environmental	Other Matters
A number of responses supported the development to ensure the children and grandchildren of current residents are provided with the housing they need for the future, both market and affordable. Why is this development not being carried out on alternative brownfield sites within the local area.	The local schools are already oversubscribed so the proposed additional dwellings would amply this problem. The development will also add to the very busy local GP surgery. Local NHS dentists are also overrun with the only option being to go private for local residents. The intent to build a local Primary School is welcomed but this done not address the local High Schools who will be unable to absorb the additional uptake in students.	Walshaw is already severely impacted by traffic and the proposed development would make the roads significantly more congested increasing the likelihood of traffic accidents. There have been issues raised with the access roads onto Church Street shown in the indicative plan. Parking concerns raised on Church Street which is also used as a bus route and HGV cut through towards Tottington village. Concerned about the loss of particular public rights of way which residents are keen to keep active use. Concerns raised with the welfare of school children who frequently walk along Church Street and increased risk of traffic accidents exacerbated by the proposed scheme.	Site is located within the Green Belt. There would also be a significant loss to flora and fauna which currently exists on the site in abundance. Flooding concerns on Scobell Street which could be increased with the proposed developments. Flood concerns also raised at the bottom of Bank Street. A number of comments referring to the poor drainage of the area and the implications additional development may have on this. There are natural springs located on the proposed site which has (apparently) resulted in local authorities being taken to court and substantial compensation received. Questioning the effectiveness of proposed nature corridors, and would like to ensure the protection of particular trees which lie on Church Street. Pollution concerns from increased traffic (Air and Noise).	Questioning the affordability of the proposed 25% affordable housing commitment. With some respondents asking whether the remaining 75% are unaffordable. The loss of views for a number of existing residents will have an affect on their emotional wellbeing, The loss of nearby local greenspace will encourage an uptake in car use and affect residents' ability to exercise. Concerns regarding the eco worthiness of the proposed dwellings. Will they be fitted with Air-source heat pumps. Essentially are they sustainable enough or demonstrating the bare minimum requirements. Concerns over the devaluation of residents homes and whether compensation will be received for this – (not planning consideration)

Walshaw Public Consultation Feedback Summary				
Principle of Development	Community infrastructure and facilities	Highways	Environmental	Other Matters
			Concerns regarding plant machinery disruption during the build including mud on road. The fragmentation of ecosystems in this type of development can create isolated pockets of habitat that are wholly insufficient to support certain species. A broader issue of ecological imbalance due to the loss of habitat is made. Soil degradation concerns brought about by development could increase the existing flooding issues.	