

Our Ref: 02637E
Your Ref:
Date: 04 November 2021
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Mr Steven Leach
10 Springside Road
Bury
BL9 5JE

Dear Sir/Madam

Proposal: One new dwelling and associated curtilage
Location: Burnt House Farm, Turton Road, Tottington, BL8 3QF

I am writing following your pre-application 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

Jennie Townsend
Senior 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.

Existing and proposed site layout
Red edge/blue edge location plan to include access to the adopted highway
Existing and proposed elevations
Existing and proposed layout plan
Section plans and finished levels
Preliminary Risk Assessment
Coal Report
Ecological Survey
Invasive species survey
Landscaping proposals and boundary treatment
Planning Statement
Design and Access 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
EN1/1	Visual Amenity
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
EN6/4	Wildlife Links and Corridors
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
EN9/1	Special Landscape Areas
OL1/2	New Buildings in the Green Belt
OL5/2	Development in River Valleys
OL7/2	West Pennine Moors
RT3/3	Access to the Countryside
HT2/4	Car Parking and New Development
HT4	New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
NPPF	National Planning Policy Framework
COAL	Coal Referral Area
SPD11	Parking Standards in Bury
PATH	Pathway

Pre-application advice is sought for the erection of one new dwelling at Burnt House Farm.

The site is located in the Green Belt, Special Landscape Area, West Pennine Moors, River Valley and Wild life Link and Corridor.

The pre-application acknowledges the abandoned status of the site, due to the passage of time which has lapsed between the last residential occupation/use of the building/site to the current day.

The principle of developing the site would therefore be assessed under para 149 (g) of the NPPF for 'limited infilling or partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development:
- or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting identified affordable housing need within the area of the Local Planning Authority.

Paragraphs 147 and 148 of the NPPF state that inappropriate development in the Green Belt is by definition, harmful and should not be approved except in Very Special Circumstances (VSC). Planning Authorities should ensure that substantial weight is given to any harm in the Green Belt. VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The key to accepting the principle of development in line with para 149 (g) and whether Very Special Circumstances will be required will depend on whether it is considered there would be a greater impact on the openness of the Green Belt than the existing development or whether substantial harm would be caused to the openness of the Green Belt and this would largely depend on the design concept which is put forward, and thus affect scale, height, and footprint area which could possibly be considered appropriate and acceptable.

In terms of assessing 'greater impact on openness' as part of the original building is no longer there, this element cannot be included in any assessments of volume to compare the existing and proposed scale of development.

Extent of residential curtilage and creation of hardstanding areas/surfacing materials would also contribute to the assessment of impact on openness.

Based on the submitted plans, and whilst acknowledged the process is at preliminary design stages, the design appears a little too urban, roof disproportionate to the rest of the build and window insertions excessive. It *may* be the case that a slightly higher/wider build *could* be accepted but this would be dependant not only on design but to what degree the site becomes 'urbanised' beyond acceptable. Setting the build at a lower level may also help the case. (It is likely that an increase in height above the existing will require a case for VSC).

It is worth having a look at the Court of Appeal judgement - Turner v Secretary of State 2016 - where at para 14, "The concept of openness of the green belt is not narrowly limited to volumetric approach..... (in the context of which, volumetric matters may be a material concern, but are by no means the only one) and factors relevant to the visual impact on the aspects which the Green belt presents." ie, volume is not necessarily the only consideration, it is the impacts in terms of design, roof form, elevation and fenestration arrangement and materials, plus associated facilities which can also affect openness and

character of the Green Belt.

SPD8 - New Buildings in the Green Belt offers more detailed design guidance.

In terms of residential curtilage and parking, the garden area to the east could possibly be reduced.

In summary, redevelopment of the site is achievable but acceptability dependant on scale, massing, volumes, heights and design and may very possibly require a case for VSC to be included.

Highways

Would not raise any highway safety issues, subject to adequate parking arrangements being provided clear of the adjacent PRow's.

It appears that the proposed development would affect the PRow network and likely require a temporary diversion of footpath number 18 Tottington during building works. This should be considered several weeks in advance of a diversion being required to ensure the process can be completed in time for works to commence. In addition, would highlight the line of the footpath as it passes the property as there is very little distance between the two.

Greater Manchester Fire and Rescue Service - As the site is situated just over 250m from Turton Road, it is likely the Fire Service would recommend that residential sprinklers are incorporated into the building.

Ecology

The main potential ecological issues are bats, nesting birds and invasive species. as part of any application the following should be included in an application -

- a bat and bird assessment of the building proposed for restoration
- invasive species
- Landscaping measures and biological net gain proposal in line with the NPPF but also given its location between two sites of Biological Importance.

Environmental Health

Contaminated land

Recommend a desk study/preliminary risk assessments carried out as a minimum at application stage.

Also possible that an intrusive investigation would be required (depending on the findings of the PRA) but this could be post decision.

Air quality

EH would be likely to recommend the provision of an EV charge point.

Coal Authority

Confirm that part of the site where new development is proposed falls within the defined Development High Risk Area. Records indicates that the site lies within an area of probable shallow coal workings that could affect the safety and stability for the redevelopment of this site.

Therefore, in accordance with the approach agreed with the Local Planning Authority, the applicant will need to provide a Coal Mining Risk Assessment Report to accompany any formal planning application for the above development.

The Coal Mining Risk Assessment should be prepared by a "competent body". Links to the relevant professional institutions of competent bodies can be found at:

<https://www.gov.uk/planning-applications-coal-mining-risk-assessments>

The Coal Mining Risk Assessment should be informed by up-to-date coal mining information for the proposed application site. Coal Mining Reports are available from: www.groundstability.com or other service providers.

This coal mining information should be used to assess whether or not past mining activity poses any risk to the development proposal and, where necessary, mitigation measures should be set out in the report to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application.

It is a requirement of the NPPF that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development. Further information on how to prepare Coal Mining Risk Assessments can be found at: <https://www.gov.uk/planning-applications-coal-mining-risk-assessments>
