

25 July 2025

Our ref: CJM/McMinn

Bury Council
Town Hall
Knowsley Street
Bury
BL9 0SW

Dear Planning Team,

Project: Planning Application for Demolition of Two Stable Blocks and the Erection of 5no Residential Dwellings and a Stable Building

Site: Land off Brookbottom Road, Radcliffe, M26 4HX

Executive Summary

Formal pre-application written advice from Bury Council ("the LPA") was received by the applicant on 28th February for residential development on the equestrian site above.

The main issue raised in the LPA's advice related to the fact that the site is within a larger housing allocation in the Places for Everyone Joint Development Plan Document (PfE) which, since the pre-application advice was written, has now been adopted.

The site is located within Policy JP Allocation 7 Elton Reservoir.

Notwithstanding this, the Statement will provide a clear and robust case that the submitted scheme can be developed in isolation without prejudicing the successful development of the wider site covered by the above PfE allocation.

The scheme has been expertly designed by Peter Dickinson Architects who have also produced a 3D Image Booklet which has been submitted with the planning application. The 3D Image Booklet compliments the drawings well and not only shows the high quality of the proposed scheme, it shows how much care has been taken to ensure that the development will in no way prejudice the future development of the remaining land in the housing allocation.

Site and Surrounding Area

The application site is located to the north of Brookbottom Road, at the end of Hardman Street, in the Radcliffe area of Bury.

The site is occupied by two detached stable buildings and associated equestrian land. There are also areas for general related storage.

The site is bordered by an electricity pylon to the north which is accessed via an access track which lies outside the boundary of the application site. There is a detached dwelling to the west.

There is a Public Right of Way which goes through the site which is proposed to be diverted (shown on Drawing No. 4313-24-10A).

Proposed Development

The proposed scheme is for the demolition of two existing stable blocks on an equestrian site and the erection of five residential dwellings within two blocks and the erection of a modest stable block along the north-western boundary.

The proposals also include the diversion of a Public Right of Way (shown on Drawing No. 4313-24-10A).

The Applicant's Case

The crux of the applicant's case is a straightforward one – the development of this application site will not prejudice the future development of the wider PFE allocation that it is within.

The application site has its own access and is not reliant on the wider allocation land to allow for its development and, vice versa, the wider allocation land is not reliant on this application site for its future development.

The scheme has been carefully designed with the adjoining allocated land in mind, with a good buffer provided by the rear gardens of the dwellings to the south of the site and the block of two dwellings has been configured in a manner which means a gable is facing the allocated land with two windows at first floor level which will be obscurely glazed – the applicant will accept a reasonably worded planning condition to control this.

The application site is equestrian and, therefore, previously developed land (PDL) so, notwithstanding the fact that the site is allocated for housing, it is a desirable site to develop in any event.

The proposed development is highly sustainable and future residents will not be reliant on a private motor vehicle given the public transport links and shops and services a short walk away on Ainsworth Road to the west of the application site.

Energy Statement

The applicant will also be developing this scheme if it is approved and he is aware of the content of Policy JP-S2 in Places for Everyone and is fully committed to complying with the policy as much as he possibly can. A separate Energy Statement has been submitted with the planning application setting this out in more detail.

Digital Connectivity Compliance Statement

The applicant will also be developing this scheme if it is approved and he is aware of the content of Policy JP-C2 in Places for Everyone and is fully committed to complying with the policy as much as he possibly can. A separate Digital Connectivity Compliance Statement has been submitted with the planning application setting this out in more detail.

Conclusions

With the publication of the new NPPF, there is a clear drive from the Government to deliver more homes as quickly as possible.

In this planning application, the LPA are presented with a high quality residential scheme which will be able to deliver five homes in the short-term to assist Bury Council with meeting its housing targets.

Notwithstanding that, it is a scheme on a PDL site allocated for housing which will not prejudice the development of the wider allocated land and complies with all relevant local and national planning policies.

It is for those reasons, and those set out throughout this Statement, that the planning application should be approved by the LPA and planning permission granted without delay.

Your faithfully,

Christie McDonald MRTPI

Director

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