

Supplementary Planning Note Former Tarmac Site, Stopes Rd, Bolton

Background

- 1.1 This Supplementary Planning Note (SPN) has been prepared to demonstrate the proposals consistency with Policy JP-C8 – criteria 2 (Transport Requirements of New Development) as set out in the recently adopted Places for Everyone (PfE) Joint Development Plan Document.
- 1.2 It should be noted, this planning application seeks permission for Site access only. The remainder of the Site (which sits outside of the administrative area for Bury and within Bolton) benefits from outline planning permission for up to 132 No. residential dwellings (Bolton Planning Reference. 09616/20 and 13374/22).
- 1.3 Bury Council has previously granted planning permission for the Site Access (in detail) under planning application references 66064 and 67864.

Policy JP-C8 (Criteria 2)

- 1.4 A detailed Transport Assessment (TA) (dated October 2020) has been submitted with this application. The same TA was submitted with the earlier Access Application (approved by Bury Council) and the outline planning application approved by (Bolton Council). The findings of the TA remain relevant to the current Access Application.
- 1.5 In terms of PfE Policy JP-C8, the policy sets out Transport Requirements of New Development. Criteria 2 has been identified by the Council as needing consideration by the applicant. Criteria 2 states the following:

“Ensure appropriate connectivity to the existing highway network”.

- 1.6 Section 5.3 (page 18) and Appendix A of the submitted TA clearly demonstrates how the Site will connect to the existing highway network. In summary, this application seeks to provide the following:
 - An enhanced Site Access junction from Stopes Road providing a 6m wide carriageway, reducing to 5m in width as it leads into the development Site.
 - The Site Access will comprise of two 2m wide footways on either side with dropped kerbs to provide access for pedestrians.
 - The proposed junction will meet visibility standards for a 30mph road, with a splay of more than 2.4m x 43m in either direction. Standard residential radii of 6m are also provided.
- 1.7 The proposed access ensures appropriate and safe connectivity to the highway network and complies with Criteria 2 of Policy JP-C8.
- 1.8 In addition to meeting Criteria 2 of JP-C8, the TA demonstrates the proposed development in its entirety represents sustainable development in transport / accessibility terms. Whilst the application currently before Bury Council relates solely to Site Access, the wider development is accessible to public transport and is within walking distance of a range of services and facilities that meet day to

day needs.

Conclusion

- 1.9 It is acknowledged that PFE forms part of the Development Plan for Bury Council. Whilst this planning application was submitted prior to the adoption of PFE (and those policies within it), there is no conflict between this application for Site access and the Development Plan. This SPN (and associated TA) demonstrates compliance with Policy JP-C8 in its wider reading and specifically with Criteria 2 as requested by the Council.

