



Planning Statement

To accompany the planning application for the development of 3 residential terrace properties with 2 allocated parking spaces per household.

Land to the West of Wells Street, Back Wells Street and Barker Street, Bury, Greater Manchester, BL9 0TU.

Prepared for: Mrs Lorraine Haworth

Date: October 2022

Reference: 0037

1 Introduction

- 1.1 SV Drawings Ltd has been instructed by our client, Mrs. Lorraine Haworth, to prepare this planning statement to accompany their planning application for the development of residential terrace properties at the Land to the West of Wells Street, Back Wells Street and , BL9 0TU.
- 1.2 The purpose of this statement is to assess and justify the proposed development within the Adopted Bury Unitary Development Plan and the National Planning Policy Framework.
- 1.3 The Planning Statement is to be read in conjunction with the accompanying plans and other contractor supporting documents.

2 Description of Site and Surrounding Area

- 2.1 The application site is an existing piece of land currently not in use for any purpose situated within a residential area to the west of Wells Street, Back Wells Street and in Bury, as shown on the Location Plan image below.



- 2.2 Bury is a town north of Manchester which has great road work connections to the M66. The town has a newly refurbished center with vibrant open plan areas of mix use. The site in question is situated to the south of Bury Town Center, approximately 0.8 mile away. Well within walking distance of bus services and the widespread Metrolink, with services into the main Manchester City Centre every 10 minutes. Within the proposed development area there is also 3 secondary schools, Bury Grammar, Bury Church, and Derby High School all within 50-250 meters.

- 2.3 The land we are proposing to develop has been vacant/unused for more than 15 years. We feel that the development of this site into usable housing would be a welcome addition to the area. The upkeep of this site is difficult for an aging family and the development of new affordable housing we believe would be a welcome addition to the already sought-after area and contribute to the current shortage of housing. The local area comprises of 2 and 3 bed terrace homes built in the 1920s. We propose that these new dwellings are to keep up the local appearance.
- 2.4 The site is of irregular shape and totals approximately 1,111 sq m (0.3 acres). The proposed development would introduce a new access road formed off the western end of Wells Street. We are proposing to create new off-street parking, with each home being provided with 2 allocated parking bay. A new public footpath will also be formed, connecting the properties with foot traffic and waste disposal access to Back Wells Street and Barker street.– Please refer to the proposed site plan drawing provided.
- 2.5 Overall, the application site benefits from good transport links and therefore is deemed an appropriate and sustainable location for the newly developed affordable homes and conforms with the general guidance set out in the National Planning Policy, which is further considered within this Planning Statement.

3 Planning History

- 3.1 Planning was granted previously at the proposed site location; Ref no. 88/21842 – Land Adjoining 20 Wells Street/ Back of Wells Street: To erect one detached dwelling. Planning permission was granted in 1988.
- 3.2 From enquiries with Town Planning, we understand that the site is not positioned within a conservation area.

4 Planning Policy & National Planning Policy Statements

- 4.1 The planning statement has been related to the planning framework to which this planning application will be assessed. This consists of the National Planning Policy and the Council's Adopted Unitary Development Plan.
- 4.2 Planning Policy Statements and their Guidance Notes are prepared by the government after public consultation. These notes explain statutory provisions and provide guidance to local authorities and others.
- 4.3 Local authorities must take their contents into account in preparing their Local Development Plan. The statement aims to promote sustainable and inclusive urban development through the efficient use of existing built resources.

5 Bury Unitary Development Plan

- 5.1 The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and its policies and proposals currently form the basis for the Council's decisions on planning application.

- 5.2 The current Bury UDP was adopted by the Council on 29 August 1997. The Council is now working to replace the adopted UDP with a new document called the Bury Local Plan. Until the new Local Plan is produced the UDP will continue to be used to make planning decisions. The UDP is available to download below.
- 5.3 The Council had to decide which policies they wanted to keep until the new Local Plan was adopted. The Secretary of State then had to decide which policies could be kept. All policies were kept apart from Policy OL7/1 (East Lancashire Paper Mill Water Catchment Area). This means that this policy is no longer used to make planning decisions.
- 5.4 In 2012 the Government published the National Planning Policy Framework (NPPF). The NPPF maintains the Government's commitment to a plan-led system whereby planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The NPPF states that policies within it are material considerations and that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.
- 5.5 As a result, the Council has undertaken an assessment to determine consistency between the policies within the UDP and those set out in the NPPF. The assessment will form the basis for determining the degree of weight that should be attached to existing UDP policies and instances where policies in the NPPF should take precedence in the development management process.

6 Planning Appraisal

- 6.1 The planning policy framework against which the application is to be assessed consists of The National Planning Policy Statement, Regional Planning Policy Guidance, and the Adopted Bury Unitary Development.
- 6.2 This section considers the acceptability of the proposed development against the relevant planning policy background in the previous section. The Planning Statement considers the application in terms of making the efficient use of the existing buildings, the design and layout of the proposed site plan.

7 Efficient Use of Site

- 7.1 The application site is well located in terms of transportation to the local town center and furthermore into the larger Manchester City Centre. The site is situated in an already established area of residential properties. The newly proposed properties will be in keeping to the area and not detract from the existing properties.
- 7.2 The introduction of off-street parking, allowing each new home to be allocated a 2 parking bays per household this will allow the road of Wells Street to be kept clear for access.
- 7.3 This street is used for the front main access to homes on the north side of the road, and the rear access to properties to the south of the road. Due to this, the current homeowners use this street to park their homes due to no off-street parking being available for the current tenants.
- 7.4 The proposed site has also introduced bin store access for each of the properties, further aiding to declutter the existing Wells and Back Wells Street walkways.

