

Plan:8 Town Planning Ltd

PLANNING STATEMENT

Proposed Dwelling

Land at Parr Hill, Whitefield, Bury

Prepared by: Plan:8 Town Planning Ltd

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1. INTRODUCTION

1.1 Purpose of Statement

This Planning Statement has been prepared by Plan:8 Town Planning Ltd on behalf of [Applicant Name to be confirmed] in support of a full planning application for the erection of one detached dwelling on land at Parr Hill, Whitefield, Bury.

1.2 Site and Context

The site lies at the corner of the A665 Higher Lane and Parr Hill, approximately 5.5 km south of Bury Town Centre. It extends to around 0.43 hectares and is currently vacant, having last been used as a construction compound for the adjacent Hickory Grange residential development. It has not been used for recreational purposes for more than 16 years.

To the north lies Higher Lane (A665); to the east, No. 71 Higher Lane ('Broxups'), a Grade II Listed Building; to the south and west, Whitefield Golf Club; and adjacent to the west, the Hickory Grange housing scheme. The character of the area is predominantly residential.

1.3 Supporting Documentation

This statement should be read alongside the following documents:

- Location Plan (3550_06)
- Proposed Site Plan (3550_04 Rev G)
- Proposed Elevations (3550_05 Rev G)
- Fence Details (3550_07)
- Arboricultural Assessment (WRA1411)
- Highways Technical Note (Axis Ref: 5364-HTN01, October 2025) [confirms safe and suitable access with reduced vehicle movements compared to previous scheme]

2. PLANNING HISTORY

2.1 Application Site

Ref: 64911 – *Erection of 2 no. semi-detached dwellings* – Refused 29 July 2020.

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Reasons for refusal related to design, loss of recreation land, and highway safety. The current proposal differs substantially by reducing the number of dwellings from two to one, thereby halving built footprint, traffic generation, and parking demand. The design has been refined to better reflect local character and spacing, and highway issues have been addressed through a detailed transport assessment.

2.2 Adjacent Precedent – 73 Higher Lane (Next Door but One)

Ref: 68474/FUL – *Erection of one detached dwelling* – Approved 14 December 2022.

This approval, located on the opposite side of the intervening Listed Building (71 Higher Lane), is a highly material consideration. The Council found that the site lay within the urban area, surrounded by residential uses, and was sustainable in relation to services and public transport. The same conclusions apply equally to the current proposal.

3. THE PROPOSED DEVELOPMENT

The proposal seeks full permission for a single two-storey, three-bedroom detached dwelling with a traditional design, red brick and slate materials, and a cat-slide roof to the eastern elevation. Access would be from Parr Hill, providing two on-site parking spaces in accordance with SPD11 standards. Existing trees to the eastern boundary would be retained and protected.

Sustainability measures include permeable surfacing, an electric vehicle charging point, and high levels of energy efficiency.

4. PLANNING POLICY CONTEXT

4.1 Legislative Framework

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to the desirability of preserving listed buildings or their settings.

4.2 National Planning Policy Framework (NPPF 2024)

Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. The “tilted balance” in paragraph 11(d) applies where the Housing Delivery Test (HDT) indicates housing delivery substantially below requirements. Bury Council’s HDT result remains below 75%, meaning this presumption is engaged even

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though the Council now reports a 5.8-year supply of deliverable housing sites (March 2025 statement).

Accordingly, permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or specific policies within the NPPF indicate otherwise.

4.3 Development Plan

The statutory development plan comprises the Bury Unitary Development Plan (UDP, 1997) and the *Places for Everyone* (PfE) Joint Development Plan (adopted March 2024). Relevant UDP policies include:

- H1/2 – Further Housing Development
- H2/1 – Form of New Residential Development
- H2/2 – Layout of New Residential Development
- EN1/2 – Townscape and Built Design
- EN2/3 – Listed Buildings
- RT1/1 – Protection of Recreation Provision
- HT2/4 – Car Parking and New Development
- EN8 – Woodland and Trees

SPD11 (Parking Standards, 2025) and SPD16 (Design and Layout) are also material.

5. PLANNING ASSESSMENT

5.1 Principle of Development

The site lies within the defined urban area of Whitefield, surrounded by residential uses and well served by infrastructure, transport, and services. It is therefore inherently sustainable. This conclusion aligns with the reasoning in the approved application at 73 Higher Lane.

5.2 Recreation Designation (UDP Policy RT1/1)

Although the UDP designates the land as “Protected Recreation Provision,” this designation no longer reflects the factual situation. The land has not been used for recreational purposes for over 16 years and served as a construction compound for a decade. The physical condition of the site - hardstanding, compound infrastructure,

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and absence of recreation facilities - reflects this prolonged alternative use. The designation is therefore obsolete and carries limited weight. The Council's approval at 73 Higher Lane, on similarly designated land, reinforces this position.

5.3 Design and Appearance

The design is traditional and proportionate, with materials and detailing that respect the character of Higher Lane. The reduction to a single detached dwelling avoids the cramped form previously identified and achieves a coherent relationship with surrounding dwellings. The proposal accords with UDP Policies EN1/2, H2/1, H2/2, and SPD16.

5.4 Heritage Considerations

The site adjoins 71 Higher Lane ('Broxups'), a Grade II Listed Building. The dwelling's scale, siting, and separation distance preserve the setting of this heritage asset. Existing boundary trees provide a strong visual buffer, and the proposal would not detract from its significance. Any potential harm would be "less than substantial" and clearly outweighed by public benefits including housing delivery and visual enhancement.

5.5 Highway Safety and Access

The proposal is supported by the Axis Highways Technical Note (October 2025). Compared to the previous scheme, vehicle movements are significantly reduced, visibility splays are achieved, and refuse collection can be safely accommodated. Accident data confirms a long record of junction safety. The scheme therefore complies with UDP Policies H2/2, HT2/4, and SPD11.

5.6 Trees and Landscaping

The Arboricultural Assessment confirms that all boundary trees can be retained and protected during construction. Tree protection measures can be secured by condition. The scheme therefore accords with UDP Policy EN8.

5.7 The Tilted Balance and Material Considerations

Under paragraph 11(d) of the NPPF, the presumption in favour of sustainable development applies. There are no policies providing a clear reason for refusal, and no adverse impacts that would significantly and demonstrably outweigh the benefits.

The benefits of this proposal include:

- Delivery of housing contributing to addressing Bury's HDT failure (below 75%)

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- Sustainable urban infill development on previously developed land
- Economic benefits through construction employment and future resident expenditure
- Enhancement of local character through redevelopment of a long-vacant site
- Net reduction in vehicle movements compared to lawful baseline uses

There are no adverse impacts of sufficient significance to warrant refusal.

6. PLANNING BALANCE AND CONCLUSIONS

The proposal has been carefully designed to overcome all reasons for refusal cited in the previous application (Ref. 64911). It respects local character, preserves the setting of the adjacent listed building, provides safe access and adequate parking, and redevelops an underused urban site in a sustainable manner.

The designation as recreation land is no longer justified in functional or policy terms. The adjacent approval at 73 Higher Lane confirms that a single dwelling is appropriate in principle and in form.

The approval of a comparable dwelling at 73 Higher Lane establishes that:

- The principle of one dwelling is acceptable
- The RT1/1 designation is not determinative
- The relationship with the Listed Building can be satisfactorily managed
- Highway impacts are acceptable

Refusal of this application would therefore require clear justification for differential treatment. No such justification exists.

The presumption in favour of sustainable development under paragraph 11(d) of the NPPF applies with full force.

Taking all material considerations into account, there are no adverse impacts of sufficient weight to justify refusal. The proposal accords with the development plan when read as a whole and clearly represents sustainable development within the meaning of the NPPF.

Under the tilted balance, and having regard to the directly comparable precedent at 73 Higher Lane, planning permission should be granted.

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