

Places for Everyone – Policy Compliance Statement

Outline application – some matters reserved

Proposal:

Erection of 1 no. 4-bedroom family dwelling with associated access, parking, bins, bike storage, and landscaping

Site:

Land to the South of 188 St Anns Road, (also described in pre-application correspondence as the land to the West of 55 Shelley Road)

Applicant:

Entire Project Solutions

Prepared by:

Homebrew Architectural Studios Prestwich

Date:

13 January 2026

Revision:

A

This statement has been prepared to demonstrate compliance with the adopted **Places for Everyone Joint Development Plan Document (March 2024)**, which now forms part of the statutory development plan for Bury. The relevant PfE policies applicable to this proposal are addressed below.

Policy JP-S2: Carbon and Energy

Overview

The proposed development will deliver a highly energy-efficient dwelling that minimises energy demand, maximises fabric performance, and complies with **Building Regulations Part L (2022)**. Given the outline nature of the application, detailed energy calculations will be finalised at Building Regulations stage; however, the development is fully capable of compliance with Policy JP-S2.

Energy Demand Reduction & Efficiency

Energy demand will be minimised through:

- A high-performance building fabric
- Efficient heating and hot water systems
- Airtight construction
- Energy-efficient glazing and insulation
- Low-energy lighting and appliances

The dwelling will be designed to meet or exceed the requirements of **Approved Document L (2022)**.

Building Regulations Compliance (Regulations 26, 26A & 26C)

In accordance with Part L of the Building Regulations, the following information will be submitted to Building Control **prior to commencement of works**:

- Target Primary Energy Rate (TPER) and Dwelling Primary Energy Rate (DPER)
- Target Emission Rate (TER) and Dwelling Emission Rate (DER)
- Target Fabric Energy Efficiency Rate (TFEE) and Dwelling Fabric Energy Efficiency Rate (DFEE)
- A list of construction specifications

The dwelling's calculated rates will **not exceed** the corresponding target rates.

Post-Completion Submissions

The following will be provided to Building Control following completion:

- As-built Primary Energy Rate and Emission Rate
- As-built Fabric Energy Efficiency Rate
- As-built specifications and confirmation of any changes from the design stage
- Energy Performance Certificate (EPC) and recommendation report (Regulation 29)
- BREL report and supporting photographic evidence

All calculations will be undertaken using **SAP 10**.

Reporting Evidence of Compliance

A BREL report and photographic evidence will be provided demonstrating compliance with thermal continuity and insulation quality, including (but not limited to):

- Ground floor perimeter insulation
- External door thresholds
- Wall-to-floor junctions
- Joist and rafter levels
- Window and door positioning relative to insulation
- Airtightness details
- Mechanical and primary pipework insulation
- Plant and equipment identification

All photographs will be clearly labelled with plot number, location, date and time.

Conclusion:

The proposal fully accords with Policy JP-S2 and detailed compliance will be secured through the Building Regulations process.

Policy JP-H3: Type, Size and Design of New Housing

Nationally Described Space Standards

The proposed dwelling will comply with the **Nationally Described Space Standards**. A completed space standards schedule is found within the Design and Access statement, and has been shown below:

SPACE	REQUIRED AREA	PROVIDED AREA
Bedroom 1 (double)	11.5 SQM	12.6 SQM
Bedroom 2 (double)	11.5 SQM	11.7 SQM
Bedroom 3 (double)	11.5 SQM	12.3 SQM
Bedroom 4 (double)	11.5 SQM	20 SQM (pitched ceiling)
Kitchen / Dining / Living	31 SQM	54 SQM
Bathroom	4.4 SQM	5 SQM
WC (ground)	M4(2) standards	M4(2) Standards
Parking	3 spaces	3 spaces

Accessible and Adaptable Housing – Part M4(2)

The dwelling will be constructed to meet the **accessible and adaptable standard (Approved Document M4(2))**, unless site-specific constraints demonstrably prevent full compliance.

Access and Approach

- Step-free, level or gently sloping approach routes
- Minimum route widths and compliant ramp gradients
- Gates, landings, and obstructions designed in accordance with Approved Document M

Parking and Drop-Off

- At least one level parking space capable of widening to **3.3m**
- Step-free access from parking to entrance
- Level drop-off point close to the principal entrance with dropped kerb

Principal Private Entrance

- Level external landing with compliant dimensions
- Covered entrance with appropriate lighting
- Accessible threshold (maximum 15mm)
- Minimum clear door opening widths and nib provision
- Fully compliant door reveal depths

Internal Layout & Circulation

- Minimum hallway and corridor widths achieved
- Door clear opening widths and nibs provided
- Stair widths compliant with Approved Documents M and K

Internal Spaces

- Kitchen layouts provide 1200mm clear circulation
- Living spaces with appropriately positioned glazing
- Bedrooms with compliant clear access zones
- Bathrooms and WC designed to support future adaptations
- WC provided on entrance storey in accordance with Approved Document M diagrams

Services & Controls

- Switches, sockets, controls and meters positioned within accessible height ranges
- Boiler controls and thermostats mounted accessibly
- Window handles positioned within compliant heights

Conclusion:

The proposal fully accords with Policy JP-H3 and delivers a high-quality, accessible, adaptable dwelling suitable for long-term occupation.

Policy JP-H4: Density of New Housing

The proposed development comprises **one four-bedroom dwelling** on non-Green Belt allocated land.

The proposed density is appropriate to the site and its surroundings and **reflects the outcome of pre-application discussions with the Council**, during which the principle of **one dwelling** was agreed in principle.

Conclusion:

The proposal complies with Policy JP-H4 and represents an efficient and appropriate use of land.

Policy JP-C2: Digital Connectivity

Gigabit-Capable Infrastructure (Part R)

The development will comply with **Part R of the Building Regulations**.

The developer will:

- Install at least **one functioning gigabit-capable connection** to the dwelling
- Provide gigabit-ready infrastructure from the network distribution point (or as close as reasonably practicable)
- Ensure compliance with the **£2,000 cost cap per dwelling**

Where a gigabit-capable connection cannot be secured within the cost cap:

- The next fastest available connection will be provided
- Infrastructure will be installed to the closest feasible distribution or access point

Connectivity Plan

A **Digital Connectivity Plan** will be submitted to Building Control as part of the Building Regulations application, confirming:

- Network provider engagement
- Infrastructure routing
- Final connection specification

Conclusion:

The proposal complies with Policy JP-C2 and will deliver future-proofed digital connectivity.

Overall Conclusion

The proposed development accords with the adopted **Places for Everyone Joint Development Plan Document** and relevant PfE policies. Matters requiring detailed technical confirmation are appropriately addressed through **Reserved Matters and Building Regulations**, consistent with the outline nature of the application.