

Planning Statement

21059

Wheatfields Former Day Care Centre,
Victoria Avenue, Whitefield, Manchester M45 6DP

Friday, 26 August 2022

Rev A

1. Executive Summary

Background

- 1.1. This Planning Statement has been prepared by Paddock Johnson Partnership Limited (the 'Agent') on behalf of Onward Homes Limited (the 'Applicant') in relation to a planning application for the redevelopment of Wheatfields Former Day Care Centre, Victoria Avenue, Whitefield, Manchester M45 6DP, (the 'Site'), to provide a new housing development which will be 100% affordable housing. The application also seeks permission for associated works including provision of accesses to the site from Victoria Avenue, and hard and soft landscaping.
- 1.2. The application is a positive proposal which seeks to develop a vacant site and deliver a high-quality residential development, on a site that is being disposed of by the Local Planning Authority ('LPA') as part of the Accelerated Land Disposal Programme. This site is being disposed of by the LPA to the applicant to allow for a faster turn around in providing much needed affordable housing in the area.

2. National Policy

The latest National Planning Policy Framework (NPPF) was published in February 2019. It is a key part of Government reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

Planning Law requires that applications for Planning Permission must be determined in accordance with the decision-making framework set out in the Planning Act 2008, this must be considered a material consideration in decisions on Planning Applications.

The heart of the NPPF is a presumption in favour of sustainable development i.e. approving development proposals that accord with the development plan proposals – “this should be seen as a golden thread running through both plan-making and decision-taking”. As a result, the opening chapter sets out the Government's priorities in terms of development – Achieving Sustainable Development is a statement which forms the over-riding principle of which all the subsequent Policies seek to deliver. Those which are relevant to this proposal are described and justified in terms of the development proposal below:

Chapter 5: Delivering a Sufficient Supply of Homes

Chapter 5 calls for the Local Authorities to identify deliverable sites for housing development in order boost the supply of housing, whilst identifying who will benefit from a pro-active approach to determining the mix of housing in a particular area. This should be based on current and future demographic trends and the needs of different groups within the community.

There is an established need within Whitefield and the wider area for improved quality new affordable homes. This scheme would provide 30no. units of residential accommodation of a type and tenure which is under-resourced, very much in accordance with the NPPF.

Chapter 11: Making Effective Use of Land

The scheme is an example of making effective use of a previously developed brownfield land for an identified need. The scheme utilises existing infrastructure and services. The location provides scope to promote sustainable modes of transport due to its proximity to the bus, tram and rail network.

Chapter 12: Achieving Well Designed Places

The NPPF supports sustainable development, including that on land such as this, with ready access to local amenities and the wider area through good transport links. Generally, previously developed land is encouraged, and this site is well connected to the surrounding area.

Good design is a key aspect of all sustainable development and indivisible from good planning. The Design chapter of the design and access statement covers in more detail the qualities of design and the decision-making process which has been undertaken to arrive at the final proposals. The proposals are in accordance with planning policy and are also designed to achieve the best solution possible for the site, whilst ensuring that it is firmly integrated into the natural, built and historic environment.

3. Local Plan

Bury are currently in the process of preparing a new Local Plan that will guide future development in the borough.

Bury's Unitary Development Plan was adopted in August 1997 and as such several policies are out of date and at odds with the provisions of the National Planning Policy Framework (NPPF). Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

"For decision-taking, this means:

Where the development plan is absent, silent, or relevant policies are out-of-date, granting permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in (the NPPF) taken as a whole, or
- Specific policies in this framework indicate development should be restricted."

Therefore, this document, where appropriate references the NPPF, but to enable the Council to make a balanced decision and give further context, also references some of the previously 'saved' policies from the new superseded UDP.

Relevant Saved Policies

UDP Part 2 - Chapter 5: Housing

H2 - Housing Environment and Design

The Council will encourage good design in all residential development.

This design reflects the density, scale, and design of its surrounding residential and commercial properties.

H2/2 - The Layout of New Residential Development

The design has gone through extensive consultation with the LPA's highways department to ensure compliance with their standards. A highways consultant has also been engaged to ensure the development has a positive impact as it connects with the existing entrance at Victoria Avenue.

H4 - Housing needs

The Council's role in meeting housing need is currently moving from acting as a provider of housing towards enabling other organisations to provide needs based housing.

The Councils drive to dispose of this site to Onward confirms the suitability of this site to meet local housing need.

H4/1 - Affordable Housing

This scheme will be 100% affordable with a mix of shared ownership and affordable rent for which Bury Council will receive 100% nomination rights. More detail of which can be found in the Affordable Housing Statement.

4. Summary and Conclusion

The planning application is for the redevelopment of the land at Wheatfields Former Day Care Centre, Victoria Avenue, Whitefield, Manchester M45 6DP, to provide a new development comprising residential dwellings. The application also seeks permission for associated works including provision of access from Victoria Avenue and associated hard and soft landscaping.

The assessment undertaken as part of this Statement has demonstrated that the proposal:

1. Will achieve the social, environment and economic objectives of sustainable development.
2. Will provide high quality redevelopment of a vacant, brownfield site, which introduces new residential uses into a highly accessible urban location near a variety of local amenities.
3. Will deliver much needed affordable housing.
4. Is acceptable in relation to all highway and environmental considerations.

5. Is acceptable in all regards.

In the light of the assessment undertaken, we conclude that:

1. The proposal accords with the relevant policies in the development plan;
2. The proposal accords with the principal material considerations, namely the objective to secure sustainable development established by the NPPF; and
3. There are no other material considerations that should outweigh the presumption in favour of granting planning permission for sustainable development as outlined at Paragraph 10 of the NPPF.

As a result, planning permission for the proposed development should be granted in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.