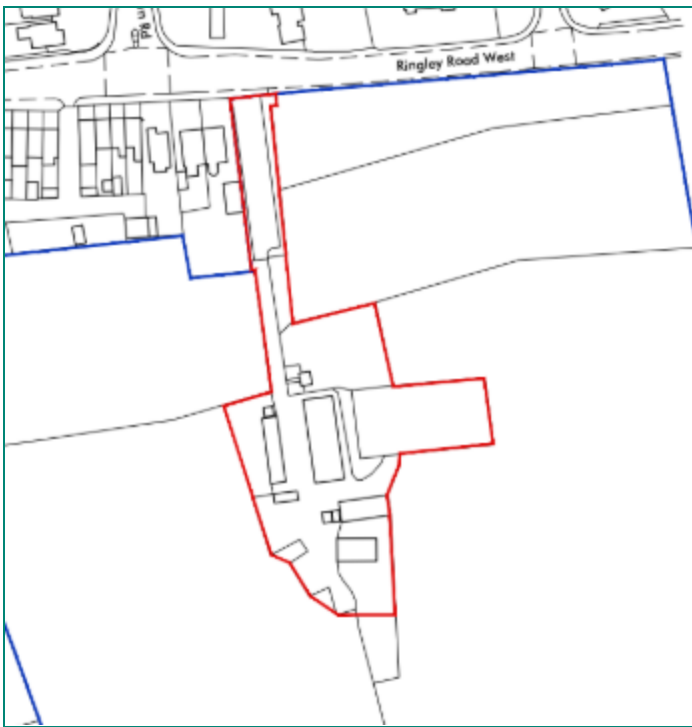


SUPPORTING PLANNING STATEMENT

12th August 2025

APPLICATION FOR PERMISSION IN PRINCIPLE: THE DEMOLITION OF EXISTING BUILDINGS AND THE CONSTRUCTION OF UP TO FOUR DWELLINGS



AT: Land and Buildings at Hilsden Farm, Radcliffe, Bury, M26 1DW

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants.
on behalf of Christine Gill



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1. INSTRUCTIONS

- 1.1. MacMarshalls is instructed on behalf of Ms Christine Gill, herein referred to as the applicant, to submit a permission in principle application for the construction of up to four dwellinghouses on the above referenced land.

2. THE APPLICATION SITE

- 2.1. The site(s) comprises a cluster of buildings (including a barn) used for stabling for horses, associated containers used for ancillary storage, and a riding arena, located off an unadopted track off the south side of Ringley Road West. The track has an area of hardstanding for the parking of vehicles followed by gated access into the site. All are associated with an existing livery business.

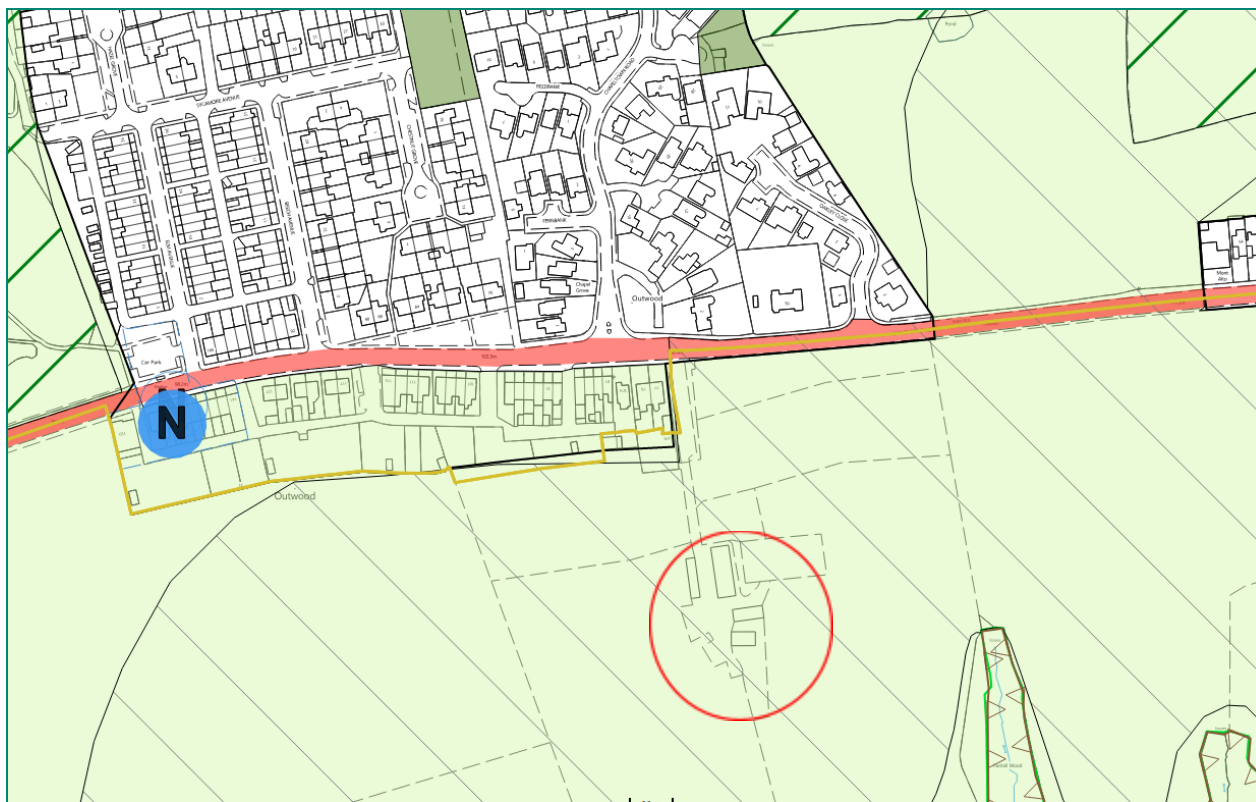




- 2.2. The track narrows to a small pathway leading to large open fields to the rear (south), bounded by Nuttall Wood to the south east and which runs to the south west of the land. Nuttall Wood is designated as a Wildlife Link and Corridor and a Grade A Site of Biological Importance, within a River Valleys location all as designated in the adopted Bury Unitary Development Plan.
- 2.3. A copy of the location plan is shown below:

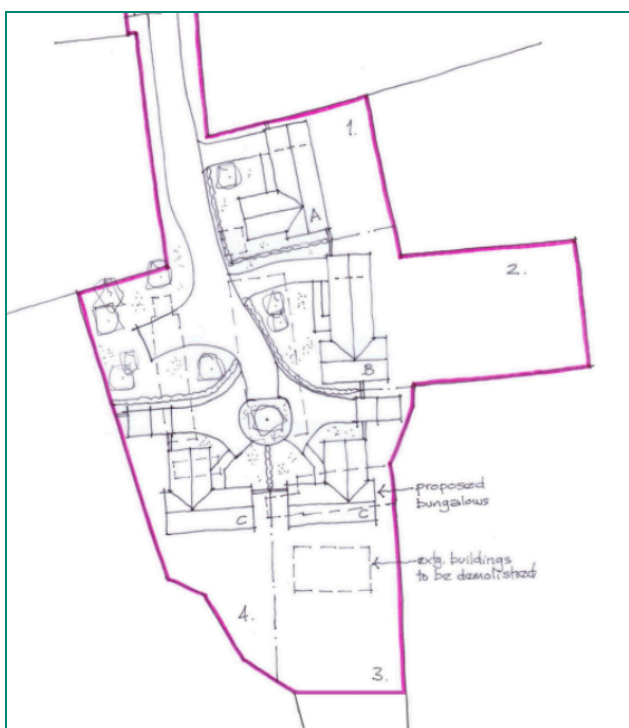


- 2.4. The site is located within an area designated as Green Belt, in close proximity to the settlement boundary of Radcliffe, as shown below in the screenshot of the policies map from Bury Council, and a satellite view of the site and local surroundings.



3. THE PROPOSED DEVELOPMENT

- 3.1. Permission in principle is sought for the demolition of existing buildings and the construction of up to four dwelling houses.
- 3.2. The National Planning Practice Guidance (NPPG) on Permission in Principle, states that “the scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these ‘in principle’ matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage. In addition, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission.”
- 3.3. Accordingly, as this is a stage one permission in principle application, no detailed drawings are required, however, a ‘Concept Site Layout’ is submitted demonstrating that the site can comfortably accommodate the maximum number of dwellings proposed, as shown below:



4. RELEVANT PLANNING HISTORY

- 4.1. A search of the Council’s website and interactive proposals map has revealed the following planning application relating to the land:

- **Alpaca Llama Farm With Farmhouse, Second Dwelling And Barn** (02/38906). Refused 28/03/2002

- 4.2. The client advises that the barn and some of the stables have the benefit of planning permission from circa 1986. It is understood that all the stables on site have been in situ for over 10 years, so there is no doubt in respect of the lawful use of the buildings for the stabling of horses.

5. PLANNING POLICY

- 5.1. The adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP) are relevant, and the NPPF (December 2024) is a significant material consideration.

6. ASSESSMENT

- 6.1. The National Planning Practice Guidance (NPPG) on Permission in Principle, states that “the scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these ‘in principle’ matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage. In addition, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission.”
- 6.2. Paragraph 142 states that; “The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”
- 6.3. Paragraph 152 states that; “Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”
- 6.4. Paragraph 153 states that; “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness.” Footnote 55 of the Framework confirms that this does not apply to development on previously developed land or grey belt land, where development is not inappropriate.
- 6.5. Paragraph 155 states the development of homes should not be regarded as inappropriate where:
- (a) the development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - (b) there is a demonstrable unmet need for the type of development proposed;
 - (c) the development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of the Framework; and

(d) where applicable the development proposed meets the ‘Golden Rules’ requirements set out in Framework paragraphs 156-157.

- 6.6. The aim of the definition of grey belt is to protect high performing Green Belt land and to recognise the development potential of land which, though it may be formally designated as Green Belt, no longer adequately serves the Green Belt purposes.

Assessment against Grey Belt and paragraph 155

- 6.7. The Framework defines ‘grey belt’ as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not **strongly contribute** to any of purposes (a), (b), or (d) in paragraph 143, and excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development. It is therefore necessary to assess whether the land strongly contributes to those three purposes.
- 6.8. The site constitutes previously developed, however, it remains necessary to consider whether the land **strongly contributes** to purposes (a), (b) or (d) of paragraph 143.

Purpose (a): to check the unrestricted sprawl of large built-up areas

- 6.9. The site is not adjacent to a large built-up area and already contains significant built development, such that its redevelopment would not result in an incongruous pattern of built development into the Green Belt. As such, the application site does not **strongly contribute** to checking the unrestricted sprawl of large built-up areas.

Purpose (b): to prevent neighbouring towns merging into one another

- 6.10. Guidance is clear that this relates to the merging of towns, and not villages or other settlements. The land already contains significant built development and is very modest in size. It does not form a gap between towns and its redevelopment would not result in the loss of visual separation between towns.
- 6.11. Accordingly, the site could not be considered to **strongly contribute** to the merging of towns.

Purpose (d): to preserve the setting and special character of historic towns

- 6.12. The application site is not within or adjacent to an historic town.

Grey Belt Conclusion

- 6.13. The final determining factor of whether the site is ‘grey belt’ land is whether the policies associated with the areas / assets of footnote 7 of the Framework (excluding Green Belt policy) would provide a strong

reason for refusing or restricting development. The site is not known to fall within or be likely to fall within any of the categories where such policies would apply.

- 6.14. Having regard to all of the above, the site must be considered grey belt.
- 6.15. Paragraph 155 (a) also requires that the development would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan. This is considered to be the case, most particularly but not exclusively by reason of the existing built development on the land.
- 6.16. Therefore, the proposal would comply with criterion (a) of Framework paragraph 155.

Is there a demonstrable unmet need?

- 6.17. Following the adoption of Places for Everyone, the Council is able to demonstrate a deliverable 5-year supply of housing land with a 20% buffer (as currently required in Bury due to past under delivery) when assessed against the adopted PfE housing requirement.
- 6.18. However, as stated in the officers report for the recent approval of application 71820 and 71905 (for example), the National Planning Policy Framework also sets out the Housing Delivery Test (HDT), which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) the housing requirement over the previous years, this needs to be taken into account in the decision-taking process.
- 6.19. The latest results published by the Government (the 2023 measurement published on 12 December 2024) show that Bury has a HDT result of less than 75%, and therefore, this needs to be treated as a material factor when determining applications for residential development. The latest published HDT result for Bury also means that NPPF paragraph 155(b) is triggered, and there is a demonstrable unmet need for the type of development proposed.

Would the development be in a sustainable location in the context of paragraph 110 and 115 of the Framework?

- 6.20. The National Design Guide (2001), CIHT Planning for Walking (2015) and Sustrans Walkable Neighbourhoods (2022) all identify 800 metres as walking distance.
- 6.21. The main bus stops closest to the site are to the north west of the site, at a distance of approximately 0.1 miles. The site also benefits from good footpath links. Although not located in a defined settlement, the site is not isolated; it is immediately adjacent to the settlement of Outwood. In its response to a pre-application submission the LPA has confirmed that the site is sustainably located.
- 6.22. The proposal therefore fulfils the requirements of paragraphs 110 and 115 of the Framework.

- 6.23. Paragraph 155 d) is not applicable as the Golden Rule relates to major developments.
- 6.24. Accordingly the application does not constitute inappropriate development having regard to paragraph 155.
- 6.25. Although it is clear that the application site satisfies paragraph 155, and it should therefore be assessed on this basis, it is also the case that paragraph 154 is satisfied. Paragraph 154 sets out that the construction of new buildings is inappropriate in the Green Belt, with a list of exceptions. One exemption is, 154 g), *“limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause **substantial harm** to the openness of the Green Belt.”*

7. CONCLUSION

- 7.1. Section 38(b) of the Planning & Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the development plan, *‘the determination must be made in accordance with the plans unless material considerations dictate otherwise’*.
- 7.2. It has been demonstrated with regard to the National Planning Policy Framework that the proposed development is acceptable in principle in terms of its location, land use and amount of development. It is therefore respectfully requested that the application be approved without delay.

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