

Land off Dumers Lane, Radcliffe – Statement of Community Involvement

Westchurch Homes submitted a formal pre-application request for advice in May 2024 which was followed up with a virtual meeting and a formal letter of advice in July 2024. This included feedback from all technical disciplines including internal and external stakeholders as well as the Councils planning policy team. The feedback provided through this process was incorporated as far as possible in this planning submission.

In addition, in December 2024 Westchurch contacted the following Ward Councillors direct with a copy of the site proposals. A copy of the email sent to the individual councillors is attached. This has instigated a series of discussions regarding the proposals by which the individual councillors have sought information about the proposed development. A meeting is being arranged for January 2025.

- Cllr. Birchmore, Carol
- Cllr. Simpson, Kennet
- Cllr. Walsh, Mary

A leaflet is due to be circulated to the local community, circa 1000 properties in the immediate vicinity of the site. Due to the Christmas break this is due to being posted week commencing 6th January 2025. A copy is attached and a plan showing the area to which it is being sent. All feedback will be considered and responded to as appropriate.

Westchurch Homes

December 2024

Appendix A – Email sent to Councillors

From: [REDACTED]
Sent: 17 December 2024 9:55 AM
To: Cllr. Birchmore, Carol [REDACTED] Cllr. Simpson, Kenneth [REDACTED] Cllr. Walsh, Mary [REDACTED]
Subject: [EXTERNAL] Affordable Housing Development: Dumers Lane, Radcliffe

CAUTION: This email originated from outside the organisation. Be cautious of the email content, if in doubt do not click on any links or open any attachments.

Dear Councillors,

I hope you are well. I am writing from Westchurch Homes, a housebuilder of affordable homes in partnership with Registered Providers of Social Housing.

We have just submitted a full planning application for 87 affordable homes off Dumers Lane and as such I enquire as to whether you would like to meet for me to explain in person our proposals.

I have attached a site plan of our recently submitted application. Our proposals include a range of housetypes from 1 bedroom apartments to 4 bedroom family homes. The entire site will be affordable which we expect to have a mixed tenure of both rent and shared ownership. The homes will be owned and managed by a local housing association.

I am available tomorrow and Thursday morning this week before Christmas but I appreciate this is short notice. As such please can you confirm your availability for a coffee in the new year if this is of interest?

Thanks

[REDACTED]
Partnerships Director

Appendix B – Leaflet to be Distributed





Have Your Say!

We have recently submitted a planning application on behalf of Westchurch Homes for **87 Affordable, High Quality Homes** on vacant and underutilised land adjacent to Bealey Industrial Estate, off Dumers Lane.

Westchurch Homes are a trusted and established North West housebuilder of quality affordable homes. They have delivered a number of residential developments over recent years in partnership with Registered Providers of Social Housing.

As neighbours and members of the local community, you are invited to share your views on our proposals. Details of planning applications can be viewed on Bury Council's website at www.bury.gov.uk/planning-building-control/planning-permission/consultations or by scanning the QR Code below. There, you can also leave feedback and comments on the proposals.

All comments will be considered by Bury Council, so make sure your views are heard!



Appendix C – Catchment for Leaflet Distribution

