



Mrs. C. Booth (Development Management)
Bury Council
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Our Ref: MJ/RG/G315/L001
Date: 1st March 2023

Dear Claire

APPLICATION 67243

LAND OFF BROWNHILLS CLOSE AND BURY ROAD, TOTTINGTON, BL8 3LF

The purpose of this letter is to explain the changes made to the above outline planning application and to clarify the amended scheme documentation.

The application has been before the LPA for over 18 months. I will not comment on each and every communication that has passed between ourselves and the LPA during that period, but set out below a potted summary of what has occurred.

Prior to submitting the application, the scheme was subject of a quite extensive and positive pre-application process, during which the LPA clearly recognised the community benefits of the project. Those benefits were set out in our original supporting statement, so I will not repeat them here.

The original application promoted 8 houses - 4 to be accessed via Brownhills Close, and 4 via Bury Road.

It was the 4 houses to be accessed via Bury Road that has been the principal focus of discussion, with concerns expressed by your Highways Team and also residents living close by, some of whom park their vehicles on the land between Bury Road and the main part of the application site.

In December 2021, in response to those concerns, we prepared 5 options of possible works to the section of land that connects from Bury Road into the application site, which was (at that time) intended to accommodate the traffic associated with 4 new homes, as well as the existing use of the access for parking and other purposes. The 5 options were :

- Option 1 : Do nothing, retaining space for the parking of circa 9 cars.
- Option 2 : Introduce a new kerbed pedestrian path at the side of one house, to create a dedicated route for pedestrians, and leave the remainder of the space as it is today, with space for the parking of circa 7 cars.
- Option 3 : Similar to Option 2, but tarmac the road and create 5 formally laid out, angled parking spaces (similar to how parking currently occurs).



- Option 4 : Same as Option 3, but with 6 parking spaces at 90 degrees to adjacent building.
- Option 5 : Same as Options 3 and 4, but with 6 parallel parking spaces along each side.

On 31st July 2022 (following receipt of feedback from the Council's Contaminated Land Team that the ground information we had provided was satisfactory and that its previous concerns had been addressed), we submitted our proposed drawing for the Bury Road access. That drawing was DTPC ref: J1215 "access fig 1" and was accompanied by a Technical Note prepared by DTPC (based on the proposal - at the time - for 4 houses via Bury Road).

Since then, we have held ongoing discussions with your colleagues, and on 15th January 2023 we issued a revised proposed site layout (Square Yard drawing : YD2_BH_LP001 (Revision A)) that shows a reduction in the houses to be accessed via Bury Road from 4 houses to 1 house. The 4 houses to be accessed via Brownhills Close remain the same. That said, the amended application now promotes 5 houses in total (all in outline, aside from access).

The public realm works have also been adjusted, reflecting the reduction in the number of houses and the inevitable reduction in end value / profit and funds to spend on those works. The 'community offer' now consists of :

1. Dealing with invasive species across the site. This is currently unmanaged and is spreading across the site, and in all likelihood (unless it is arrested) will soon spread beyond the confines of the site. Landowners are responsible for controlling invasive species. The issue in this case is that the landowner is in liquidation and cannot be pursued, and hence no management of the land occurs or will occur until this application is approved, at which point the land will fall into the ownership of the Applicant, who will then be responsible for managing the invasive species.
2. The provision of a community orchard as shown on the revised masterplan.
3. The provision of wildflower meadow as shown on the revised masterplan.
4. The planting of 66 new trees and 145 linear metres of mixed native hedgerow.
5. The improvement of the surface / gradient of the footpath that runs through the land and connects to the former railway line, making it safer, easier to use (for all parties, including those on bikes, pushchairs and wheelchairs who cannot currently use it) and more appealing / attractive.

Revised Application Documents

The revised application documentation that we seek approval of comprises :

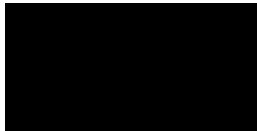
- This overview letter
- Revised application form which confirms the reduction from 8 to 5 houses
- Square Yard drawing YD2_BH_LP001 (Revision A) 'Site Masterplan Illustrative Development Layout'
- DTPC ref: J1215 "access fig 1"



We understand that the LPA will now re-consult based on the above revised documentation and, following that, will report the application to Planning Committee for its determination.

If we can assist further, please do not hesitate to contact me.

Yours sincerely
for Roman Summer Associates Ltd



Richard Gee
Director