

DELEGATED REPORT

Report by Helen Leach	Date of report: 28/09/2026	Ref: 73574/PIP
Registration: 25/08/2026	LDFC: 17/09/2026	Expiry Date: 29/09/2026
Site Visit: 03/09/2026	Site Notice: 03/09/2026	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: PI
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIDW

Proposal: Application for Permission in Principle for the construction of 1 no. single detached dwelling

Location: Gorsehill, 94 Starling Road, Radcliffe, Bury, BL8 2HH

Description

The application site relates to a dwelling, which is located in the Green Belt. The property is a two storey detached dwelling and is constructed from red brick with a tile roof. The dwelling is at the road level and there is a two storey extension at the rear, which relates to the basement and ground floor. The garden area to the front is at road level and there are steps and a ramp leading to the garden, which is some 2 - 3 metres lower.

To the north of the property is a separate dwelling, which was converted from a stables building. The dwelling was approved in 2021 and is located on the boundary of the site. The site is accessed from Starling Road via two gates with a large tarmac drive to the front and then via a ramp and gate on the northern boundary.

The site is bounded by open fields to the north, south and west. There are residential dwellings to the south west and northwest of the site.

The applicant seeks a Permission in Principle (PiP) for the development of the site for a single dwelling within the garden of Gorsehill.

A PiP application is an alternative route for applying for planning permission for housing-led development which separately assesses the consideration of principle for proposed development 'Stage 1', from the technical detail of the development 'Stage 2'.

This application relates to the Stage 1 of the process, to establish the principle aspect of the development for residential on this site.

The submission of a valid PiP application requires a completed application form, plan which identifies the land to which the application relates and the correct fee. There are no other details or reports which are required for the submission of a PiP.

The application does include a Planning Statement. Other documents have been submitted, which would normally be required at technical details stage:

- Illustrative layout
- Planning statement

A decision must be made in accordance with relevant policies in the development plan and material considerations including the National Planning Policy Framework.

To assess PiP applications, an Local Planning Authority's (LPAs) consideration is limited to location, land use and amount of development, with other matters considered at technical details stage.

Local Planning Authorities consult anybody that would be required to be consulted in relation to an application for planning permission but matters relating to ecology, landscaping, contamination, design, transport/highways and heritage are considered in a Stage 2 Technical Details application. Any responses received can be included as informatives notes to advise the applicant of the requirements at a technical details stage.

Conditions cannot be attached to a PIP.

Relevant Planning History

53466 - Stable block to rear of existing detached store - Approve with Conditions
10/01/2011

66293 - Demolition of the existing stables and construction of a single detached dwelling on land adjacent to 94 Starling Road - Approve with Conditions 29/07/2021

70974 - Non-material amendment following grant of planning permission 66293:
Amendments to change external materials of proposal. - Timber cladding to composite timber-look cladding - Blue brickwork to red engineering brickwork - Brickwork height increased to 1050mm above DPC - Sliding door opening reduced - Approve 15/08/2024

Publicity

The neighbouring properties were notified by means of a letter on 25 August 2026 and site notices were posted on 3 September 2026.
There has been no response.

Statutory/Non-Statutory Consultations

Traffic Section - No response.

Drainage Section - No objections.

Environmental Health - Contaminated Land - No objections.

Environmental Health - Pollution Control - No comment.

GM Ecology Unit - No objections.

United Utilities - No objections.

The Coal Authority - No objections.

Pre-start Conditions - Not relevant.

Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
EN7/5	Waste Water Management
OL1/2	New Buildings in the Green Belt
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
SPDHO	Holcroft Moss
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity

JP-G9	The Green Belt
JP-P1	Sustainable Places
JP-C1	Our Integrated Network
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Principle - The Permission in Principle (PiP) application seeks to establish whether in principle, the site is suitable for a residential development for 1 dwelling. Consideration of PiP applications are limited to location, land use and amount of development. Other matters are considered at technical details stage.

Consultations of the planning application can be carried out but conditions cannot be attached to a PiP approval.

The issues to establish acceptance of the proposed PiP development are analysed below.

Land use and location

RESIDENTIAL - The National Planning Policy Framework (NPPF) (August 2026) is a material planning consideration in planning decisions. NPPF Policy HO7 gives substantial weight to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community.

NPPF Annex D paragraph 8 states that local planning authorities should identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing, with an appropriate buffer. The supply of housing must be assessed against the housing requirement set out in the development plan where this is less than five years old.

The joint Places for Everyone Plan was adopted with effect from 21 March 2024 and sets the up-to-date housing requirement for Bury against which the deliverable supply of housing land must be assessed. PfE Policy JP-H1 sets the following stepped targets for Bury:

- 246 homes per year from 2022-2025;
- 452 homes per year from 2025-2030; then
- 520 homes per year from 2030-2039.

The buffer applicable to the five-year supply assessment is based on NPPF Annex D paragraph 9. In Bury's case, a 5% buffer is required in accordance with paragraph 9c.

A 20% buffer is no longer required because:

- the latest Housing Delivery Test result exceeds 85% (NPPF Annex D paragraph 9b: 2025 result = 114%); and
- the collective PfE requirement for all 9 PfE districts exceeds 80% of the LHN for those 9 districts (NPPF Annex D paragraph 9c: 10,305 PfE target against LHN of 12,470 = 83%).

The Council has carried out an assessment of the housing land supply to determine whether sites meet the deliverability tests in the NPPF and can contribute to the five-year supply of housing land. Based on the 2025 five-year supply, a supply of 2,231 homes has been identified for the period from 2025-2030. This is set against a requirement for 2,270 homes (including a 5% buffer and having taken account of past over delivery). The Council can therefore demonstrate a 4.9 year supply of housing land including a 5% buffer (or 4.7 years if past over delivery is excluded). There is therefore currently a slight shortfall in the five-year supply against the adopted housing requirement. The proposal is for 1 dwelling and would therefore make a very limited positive contribution to the housing land supply, which weighs in favour of the application.

NPPF Policy S3 sets out the presumption in favour of development. This site is not within a settlement and is within the Green Belt, therefore in accordance with NPPF Policy S5(5) should be assessed against NPPF Green Belt Policies GB6 and GB7.

As a result of the lack of five-year supply, NPPF Policy GB7(1)(g)(ii) is triggered and there is an evidenced unmet need for residential development.

GREEN BELT - The application site falls within the Green Belt as designated under PfE

policy JP-G9.

Policy GB6 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Policy GB6 also states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Policy GB7 of the NPPF is clear that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless it meets the listed exceptions:

- a. Development which is for agriculture, horticulture and forestry, or which is solely for nature conservation, restoration and/or enhancement;
- b. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces;
- c. Limited infilling in villages lying within the Green Belt;
- d. Limited affordable housing for local community needs under policies set out in this Framework or the development plan (for instance, on a rural exception site);
- e. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential), which would not cause substantial harm to the openness of the Green Belt;
- f. Certain other forms of development, provided the impact on the openness of the Green Belt is minimised, and there would not be a significant conflict with the Green Belt purposes. These are:
 - i. Mineral extraction and processing, engineering operations, and transport, electricity network, water and telecommunications infrastructure required in a Green Belt location;
 - ii. Development brought forward under a Community Right to Build Order or Neighbourhood Development Order;
 - iii. Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - iv. The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments.
- g. Development where all of the following apply:
 - i. 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;
 - ii. There is an evidenced unmet need for the type of development proposed 41;
 - iii. The development would be in a sustainable location, with particular reference to policy TR3 of this Framework; and iv. In the case of major development involving the provision of housing, the development proposed complies with policy GB8.
- h. Residential or mixed-use development which would:
 - i. Be within reasonable walking distance of a well-connected station (applying the definitions in the glossary at Annex B);
 - ii. Be physically well-related to the station or the settlement within which the station is located;
 - iii. Be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure;
 - iv. Not prejudice any proposals for long-term comprehensive development in the same location; and
 - v. In the case of proposals for major development, comply with policy GB8

The Planning Statement has referenced the Dartford judgment (Dartford Borough Council v Secretary of State for Communities and Local Government [2017] EWCA Civ 141), arguing that the application in order to satisfy GB7(e) however, the Council considers the site to form part of a built-up area. The site comprises domestic garden land associated with No. 94 Starling Road and is closely related to existing residential development along Starling Road and the wider housing area immediately to the east. Therefore, the site is considered to constitute a private residential garden within a built-up area and falls within the exclusion set out in Annex 2 of the NPPF. As such, the site cannot be regarded as previously developed land and does not satisfy criterion Policy GB7(e).

Case law: Dartford Borough Council v Secretary of State for Communities and Local Government [2017] EWCA Civ 141 established that residential gardens outside built-up areas can be previously developed land (PDL). The Court held that the NPPF exclusion for "private residential gardens" applies only to gardens within built-up areas, based on the plain wording of the policy.

Policy GB7(1)(g) of the NPPF also states that the development of homes in the Green Belt should also not be regarded as inappropriate where all the following apply:

- 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;
- There is an evidenced unmet need for the type of development proposed;
- The development would be in a sustainable location, with particular reference Policy TR3 of the Framework; and
- In the case of major development involving the provision of housing, the development proposed complies with policy GB8.

Grey belt is defined by the NPPF 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 Policy GB2. 'Grey belt' 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."

The application site does not impact assets referred to in footnote 7. As such, the first test is to determine whether the land does or does not contribute strongly to any purposes (a), (b) or (d) of Policy GB2

Policy GB2 of the NPPF states that Green Belt serves 5 purposes, and those of relevance are:

- (a) to check the unrestricted sprawl of large built-up areas; and
- (b) to prevent neighbouring towns merging into one another.
- (d) to preserve the setting and special character of historic towns

Planning guidance published on 27th February 2025 for assessing a site against these purposes is relevant to determine whether the land constitutes grey belt for decision making (Paragraph: 005 Reference ID: 64-005-20250225). As such, the site's contribution to these purposes is considered below.

Purpose (a) - unrestricted sprawl - The site is located off Starling Road on the edge of west Bury in an area known as Lowercroft and Seddons Farm Estate, so is near to a large built-up area. The site is also fully or partially enclosed by existing residential development on three sides. As such, the site is considered to play a weak role in inhibiting sprawl and would not represent an incongruous pattern of development.

Purpose (b) - Prevent neighboring towns merging - The guidance is clear that this relates to the merging of towns, not villages. The site does not contribute to maintaining a gap between towns, nor does it contribute to visual separation of towns. As such, it is

considered that this site makes no contribution toward preventing the merging of neighbouring towns.

Grey Belt conclusion - As the site does not make a strong contribution to the Green Belt purposes (a) or (b), the site falls within the definition of Grey Belt Land. However, for the proposal to be considered as not inappropriate development it must satisfy all of the criterion, (i) to (iii), listed in NPPF Policy GB7(g).

Criterion G i Considering the impact on the remaining Green Belt in the plan area - This criterion requires that the development would not fundamentally undermine, the purposes, when taken together, of the remaining Green Belt across the area of the plan.

The development of the site would not represent encroachment into the countryside given the surrounding development, so it is considered that the development of the site in principle would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.

Criterion ii Demonstrable unmet need for the type of development proposed - This criterion requires there to be a demonstrable unmet need, which in the case of applications involving the provision of housing, means:

- A lack of a five-year supply of deliverable housing sites, including the relevant buffer where applicable; or
- Where the Housing Delivery Test is below 75% of the housing requirement over the previous three years.

As set out above, as a result of the lack of five-year supply there is a demonstrable unmet need for the type of development proposed and Criterion B is met.

Criterion iii Sustainable location - NPPF Policy GB7 criterion G iii requires consideration of whether the development would be in a sustainable location, with particular reference to policy TR3 of the Framework.

Policy TR3 states that development should be focused on locations which are or can be made sustainable through limiting the need to travel and offering a genuine choice of transport modes. Developments should ensure that sustainable transport modes are prioritised and safe and suitable access to the site can be achieved for all users. Green Belt guidance (Paragraph: 011 Reference ID: 64-011-20250225) also states that when making decisions regarding planning applications on grey belt land, authorities should ensure that the development would be in a sustainable location.

In this regard, PfE Policy JP-C1: An Integrated Network sets relevant advice, supporting:

- Patterns of development that minimises both the need to travel and the distance travelled by unsustainable modes to jobs, housing and other key services, including healthcare, education, retail, recreation and leisure facilities, green space and green infrastructure; and
- Locating and designing development, to deliver a significant increase in the proportion of trips that can be made by walking, cycling and public transport

The site is located approximately half a mile from the closest neighbourhood centre at Mile Lane, where there is a convenience shop, a pharmacy, and a dentist. There are two primary schools within a 15-minute walk. There is also Ainsworth Delph and Ainsworth Park within a 20/25-minute walk respectively. Bus stops approximately 500m from the site offer hourly buses between Bury, Radcliffe and Farnworth (Bolton) on Ainsworth Road. Additionally, there is a closer bus stop (85m) with buses Radcliffe and Tottington, however they do not offer frequent service.

As such, it is considered that the site is relatively sustainable, though it could benefit from improved active travel links or elements of design (bike storage, good quality footpaths,

improvements to lighting) to promote increases in trips made by walking, cycling and public transport.

As such, the development would be focussed on a location that is, or can be made, sustainable and the proposal meets criterion iii.

Green Belt Conclusion - The site falls within the definition of Grey Belt land and meets all the required criteria i-iii of NPPF Policy GB7(g). Therefore, the proposal is considered to be acceptable in principle.

In accordance with NPPF Policy S5(5) where development would not be inappropriate in the Green Belt, proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects.

Housing

Density

NPPF Policy L3 expects development proposals to make efficient use of land.

PfE policy JP-H4 requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high quality design. Policy JP-H4 sets out minimum densities that should be considered, with this site falling in an area where a minimum net residential density of 35 dwellings per hectare applies.

The site covers an area of approximately 0.04 hectares, so development at 35dph would equate to 1.4 dwellings, which would be rounded down to 1. The proposal therefore complies with Policy JP-H4.

Conclusion - The proposed development would be located on grey belt land and would meet all of the required criteria (i - iii) in Policy GB7 (g). As such, the proposed development would be acceptable in principle. The proposed development would comply with the minimum density and the site would be located in a sustainable location. Therefore, the proposed development would be acceptable in terms of the principle of land use, location and amount of development.

Consultee responses

Strategic Planning & Infrastructure

Type, size and design of new housing

PfE Policy JP-H3 - Seeks to provide an appropriate mix of dwelling types and sizes. All new dwellings must 1. comply with the nationally described space standards and 2. be built to the 'accessible and adaptable standard in Part M4(2) of Building Regulations unless specific site conditions make this impracticable. This will need to be addressed at Technical Details stage.

Landscape character area

The site is within the Affetside and Ainsworth (LCA 20), an area of Pennine Foothills (West/South Pennines) as assessed by the GM Landscape Character and Sensitivity Assessment.

Policy JP-G1: Landscape Character states that development within a Landscape Character Type should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location, including having regard to:

- Topography, geology and drainage;
- Land use and field patterns;
- Semi-natural habitats and woodland cover;
- Archaeology and cultural heritage;
- Settlement, road pattern and rights of way; and
- Views and perceptual qualities.

The interface of new development with the surrounding countryside/landscape is of particular importance. These transitional areas require well-considered and sensitive treatment. In particular, opportunities to improve the intactness and condition of the landscape should be taken, especially in conjunction with seeking a net enhancement of biodiversity/geodiversity resources under Policy JP-G8 'A Net Enhancement of Biodiversity and Geodiversity'. This will be a requirement at technical details stage.

Drainage Section

No objections subject to a condition and informatives below:

Development shall not commence until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or subsequent revisions of it. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Design details should comply with guidance contained in the Greater Manchester's Sustainable Drainage Design Guide, March 25. Details of proposed maintenance arrangements should also be provided.

The site is to be drained on a separate system of drainage with surface water and foul sewage being combined at the last manhole before connection to public sewer

Surface water discharge to be limited to existing flow from site less a minimum 40% reduction in run-off to allow for climate change to prevent surcharge of public sewerage system downstream of the proposed development Chapter 10 of the National Planning Policy Framework - Meeting the Challenge of Climate Change, Flooding and Coastal Change and Unitary Development Plan Policy EN5/1 - New Development and Flood Risk and its associated SPD 16 Design and Layout of New Development in Bury. Climate change allowance should be increased to 70% for sites which fall within Flood Zone 3

Application forms for permission to connect to the public sewer should be obtained by telephoning United Utilities PLC on 08456 020406 or online at www.unitedutilities.com

Applications for sewer requisitions should be obtained by telephoning United Utilities PLC at either Dawson House (01925 235871) or Hathersage Road (0161 609 7513)

The applicant should ensure that any proposed driveways/paved areas (in excess of 5m²) situated at the front of properties are constructed of permeable or porous materials. The applicant should refer to Dept. of Communities & Local Government publication "Guidance on the Permeable Surfacing of Front Gardens" for design & construction details.

Environmental Health - Contaminated Land

A sensitive end use is proposed. As such, to avoid pre-commencement conditions sufficient information must be submitted at Stage 2, Technical Details Consent stage, to demonstrate that no remedial measures are required or to agree such measures. Further information regarding Land Contamination and the planning process can be found in Bury Council's Developers Guide and on the Planning Portal.

Environmental Health - Air Quality

For this type of development, it would be expected that parking would be included. The site is not located within an Air Quality Management Area. Due to the scale of the proposed development, it is considered very unlikely that the proposed development could create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the EPUK Guidance, an air quality assessment will not be required.

Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. To support the principles of the Greater Manchester Clean Air Plan in reducing

levels of nitrogen dioxide and in order to manage current and future levels of air pollution Bury Council is encouraging the use of cleaner vehicles. As such and in line the requirements of the Building Regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), as part of the Stage 2, Technical Details Consent stage, the developer should provide information regarding Electric Vehicle Infrastructure to the following specification:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling/parking space.
- *Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used.

Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points will be required to be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

Environmental Health - Pollution Control

No comments.

GM Ecology Unit

GM Ecology Unit are not aware of any ecological issues associated with this site that would lead to an application on this site being refused. The development will also be very likely exempt from mandatory BNG under the new small sites rule that came in to force on the 6th August that applies to any site under 0.2ha with no priority habitats present.

As part of any planning application or technical details, it is recommended:

- An ecological technical note confirming absence of ecological interest and
- A BNG statement confirming exemption from 10% BNG.

Biodiversity enhancements should be included in any proposal such as bird and bat bricks and use of native trees and shrubs within soft landscaping

United Utilities

Should this proposal be approved, and a further application submitted for Technical Detail Consent, it is important to note that our response to a subsequent application will be based upon the information that is available at the time of response, and therefore, our position and advice may vary.

We strongly recommend that the applicant or any subsequent developer contacts United Utilities, using our pre-development enquiry service to discuss their proposals directly with our Developer Services team. They can find further advice, along with a **pre-development enquiry form**, on our website: Building & Developing - United Utilities

United Utilities' Property, Assets and Infrastructure

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development.

We recommend the applicant visits our website for further information on how to investigate the existence of water and wastewater pipelines and what to do next if a pipeline crosses or is close to their red line boundary: Working near our pipes - United Utilities

United Utilities will not allow building over or in close proximity to a water main.

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities.

Any construction activities in the vicinity of United Utilities' pipelines, including pipelines that may be outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines' which can also be found on our website: [standard-conditions-for-works-adjacent-to-pipelines-issued-july-2015.pdf](#) ([unitedutilities.com](#))

The level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

DRAINAGE

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The applicant should consider their drainage plans in accordance with the drainage hierarchy outlined above.

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable. This will be managed through either our 'S106 Sewer Connections' or 'S104 Adoptions' processes.

Should the applicant receive Planning in Principle permission for this proposal, United Utilities will review the drainage element of any application for Technical Detail Consent in line with comments made above.

WATER EFFICIENCY IN NEW DEVELOPMENT

Local planning authorities have the option to set additional technical requirements in respect of water use for the construction of new build dwellings, exceeding the minimum standards required by Building Regulations. All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day as set out in Building Regulations Approved Document G. Where there is a clear local need, a local planning authority's development plan policies can require new-build dwellings to meet the tighter Building Regulations optional requirement of 110 litres of water used per person per day. If your adopted development plan includes a policy that implements the tighter water efficiency standard for new-build dwellings in Part 3 of Building Regulations, you should ensure that this is a condition of any planning permission you may grant. You should also consider whether there is any adopted development plan policy relating to a water efficiency in the construction of nonresidential development. As this is a matter for the local planning authority / building control body, United Utilities would not be involved in the discharge of conditions relating to water efficiency.

The Coal Authority

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that the application site is in an area of probable coal workings at shallow depth. It is a requirement of the National Planning Policy Framework that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development. We would therefore expect the potential risks posed to surface stability by past coal mining activity to be properly considered, and any necessary remedial works carried out in order to ensure the safety and stability of the development proposed.

On the basis of the above the Coal Authority wish to be consulted on any future technical details consent submitted, should Planning in Principle be granted.

Any application for approval of technical details consent should be supported by a Coal Mining Risk Assessment, or equivalent report, which should make an assessment of the coal mining legacy risks present on the site and inform any remedial works necessary to address any identified land instability issues.

Recommendation: Approve

Conditions and Reasons:

The Principle of Permission hereby granted is for a period of 3 years from the date of this decision. This is the prescribed period as set out in the Town & Country Planning Act 199, Town and Country Planning (Permission in Principle) Order 2017 as amended. The "Notes to Applicant" below provides guidance on what the detailed proposals should include at the Technical Details Stage.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL - 28/09/2026		DM 28/09/2026	

