

Planning, Design & Access Statement

Proposed Replacement Dwelling

Ferns Farm, Turton Road, Tottington BL8 3QH

March 2025

Ref: 24103

Rev: D

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I. INTRODUCTION

- I.1 Plande has been appointed to submit a supporting statement for the Proposed Replacement Dwelling, at Ferns Farm, Turton Road, Tottington BL8 3QH.



Figure I: Location Plan

- I.2 This statement, which should be read in conjunction with the supporting information submitted with the application, aims to give an appraisal of the planning issues and merits in context with planning and other policies, guidance, and material considerations. The content herein, including but not limited to the Scheme Assessment and Conclusion, represents the author's opinions, not factual assertions, except where explicitly stated and independently verified.
- I.3 This planning statement seeks to provide an overall summary of the existing site and surroundings; the relevant planning history of the site, and to provide justification for the proposed works, in the context of the local surroundings, in order to support Bury Council in the determination of this proposal and demonstrate that the proposed works comply with the policies of relevance within the Development Plan. The report is structured in the following format:
- Section 2: Site & Surroundings
 - Section 3: Planning History
 - Section 4: The Proposal
 - Section 5: Planning Policy Framework
 - Section 6: Scheme Assessment
 - Section 7: Conclusion
- I.4 This statement has been prepared for the exclusive use of the applicant as part of their planning application and in accordance with the agreed scope of the project. The document may not be reproduced in whole or in part, without the prior written consent of Plande. The copyright in this document (including its electronic form) shall remain vested in Plande. Plande will not be liable for the contents or use of this document by any person for any purpose.

2. SITE & SURROUNDINGS

- 2.1 Ferns Farm is located on the north side of the B6213 Turton Road. The existing five-bedroom detached property includes stables, a sand paddock and two detached blocks of timber stables.
- 2.2 To the east of the application site exists a pair of stone built semi-detached cottages.



Figure 2: Photograph of the existing property

- 2.3 The topography of the surrounding area slopes down from Turton Road from a south to north direction. To the north and west of the dwelling is open countryside. To the southeast of the dwelling Turton Road leads into the village of Tottington.
- 2.4 The site is located in the Green Belt, approximately 200m, as the crow flies and 305m from the edge of the urban boundary of Tottington. The settlement of Tottington is a linear rural town running along and off the central spine road, Market Street.
- 2.5 The flood map illustrates that the application site is in Zone 1, an area with a low probability of flooding.
- 2.6 The site is not within a Conservation Area, and the building is not a Listed Building, nor is it in proximity to any Listed Building.
- 2.7 The local plan designation confirms the site's status as Green Belt.

3. PLANNING HISTORY

- 3.1 A planning history search illustrates the following relevant planning applications for the site:

- Demolition of stables and erection of 1 no. dwelling
Ref. No: 69172 | Status: Decided (Refused) | Date: 06 March 2023

- Change of use of farm buildings for habitable purposes
Ref. No: 13/5/1215 | Status: Refused | Date: 14 October 1968

- 3.2 Pre-application advice was received from Bury Council on proposals for a replacement dwelling and detached garage on 18 December 2024.
- 3.3 The pre-application advice concluded that in principle, the replacement dwelling consisting of two storeys, which is not materially larger than the one it replaces is acceptable within the Green Belt, however the proposals for the detached garage would be inappropriate development in the Green Belt.

4. THE PROPOSAL

- 4.1 The existing dwelling has been extended multiple times in a piecemeal fashion over a number of years, resulting in a dwelling which has a substantial floor area, but does not function efficiently. Spaces within the house do not flow naturally, and a series of small rooms are linked by tortuous circulation spaces which do not work for modern family life. With this in mind, the applicant wishes to erect a replacement dwelling on the site.
- 4.2 The Applicant seeks a 5 bedroomed, 4-bathroom home (including Master Bedroom suite with dressing room) with family room, utility room, cloakroom/ boot room, WC and shower, entrance hall (with feature staircase), living room, snug, home office, and snooker room.

SITING

- 4.3 The new dwelling will sit in generally the same location as the existing dwelling, albeit with minor alterations to the building footprint. The existing sloping site has been cut and filled to create a level plateau around the house. In order to retain the existing site levels, it is proposed that the south elevation (facing onto Turton Road) will follow the existing building lines.
- 4.4 To the east, the proposed site plan indicates that the new dwelling will follow the existing building line in order to maintain the existing relationship with the adjacent Ferns Cottages in terms of overlooking distances, privacy etc.
- 4.5 The proposed building has a similar overall width and depth as the existing dwelling, although has a different footprint.

SCALE AND MASSING

- 4.6 In terms of height, the ridge line of the existing property is set at three different heights, and the adjacent cottages have a higher ridge level than the application site.
- 4.7 The ridge level of the current proposals sits c. 1.35m above the existing house ridge level. This is c. 0.6m below the level of the adjacent cottages. Pre-application advice from the Local Authority suggested that this increase in building height could be acceptable, but concerns were raised about the bulk and massing of the dwelling, largely due to the lack of information provided in relation to the surrounding context and site levels.
- 4.8 The increase in height of the proposed dwelling when compared to the existing dwelling is due to increased room heights to meet modern construction standards. The existing building has relatively low floor to ceiling heights, particularly at first floor level, where rooms are contained within the roof structure. Internally the proposed ground floor rooms are anticipated to have a floor to ceiling height of c. 2.6m, and first floor rooms have a ceiling height of c. 2.4m.
- 4.9 In response to the pre-application advice, the proposals have been amended to reduce the bulk and massing of the building, and additional sectional drawings and 3d visuals have been prepared to better show the proposals in context.

AREA AND VOLUME CALCULATIONS

4.10 Existing and Proposed area and volume calculations for the dwelling are shown in Table 1 below:

	GIA (m ²)	Footprint (m ²)	Volume (m ³)
Existing dwelling	444	295	1395
Proposed dwelling	425	285	1727
% increase /decrease	-4%	-3%	24%

Table 1: Existing and proposed dwelling calculations

- 4.11 When comparing the dwelling calculations, it can be seen that the proposed dwelling has a smaller GIA, and footprint but a larger volume, due to the increase in ceiling heights of the proposed dwelling.
- 4.12 Given the location of the site within the Green Belt, we suggest that that the volume of the proposed replacement dwelling will not be materially larger than the volume of the existing dwelling.
- 4.13 From SPD 8 (New Buildings and Associated Development in the Green Belt), it is understood that this would allow “volume to be increased by up to a third”. The above figures show that the development would result in an increase in volume of less than a third.

APPEARANCE

- 4.14 It is suggested that the dwelling will be constructed in stonework in a traditional style. It is intended that the new property will be viewed as a traditional farmhouse when seen from Turton Road.



Figure 3: Precedent images of the front elevation of the building.

- 4.15 At the rear of the property, the site benefits from panoramic views of the landscape towards Peel Tower and Holcombe Moor. It is anticipated that the replacement dwelling will utilise traditional materials to ensure that the dwelling sits comfortably within the landscape.
- 4.16 Pre-application comments raised concerns in relation to the window positioning and extent of glazing to the rear, and the design of the chimney, first floor balcony and porch. Each of these specific elements has been revised to respond the comments accordingly.
- 4.17 At the front of the property, the scale and massing of the building has been reduced by lowering a section of the roof, windows have been repositioned to break down the uniformity of the elevation, and the porch design has been amended and simplified. In addition, a traditional stone chimney is proposed instead of the more modern flue pipe previously shown.

- 4.18 At the rear of the property, a gable has been introduced to ensure adequate head height is maintained in the Master Bedroom suite where the roof level has been lowered. This also helps to balance the proportions of the rear elevation. The large areas of glazing at the rear of the dwelling have been reduced. The projecting balcony has been removed from the proposals, however a Juliet balcony is retained to the rear elevation. It is suggested that this will maintain the openness and permanence of the Green Belt.

LANDSCAPING

- 4.19 It is anticipated that the amenity space and landscaping generally, will remain as existing.
- 4.20 Minor amendments are proposed to the footpath leading towards the main entrance of the property from the road, and a new stepped footpath is proposed from the parking area to the main entrance.
- 4.21 A new Septic Tank is proposed to serve the new dwelling, which is shown indicatively on the proposed site plan. Service access to this would be provided via the existing access to the Menage, to the rear of the proposed garage.
- 4.22 It is anticipated that a Ground Source Heat Pump will be installed on site. The underground pipework for this will be located on the area formerly used as a Menage as indicated on the proposed site plan.

ACCESS AND CAR PARKING

- 4.23 No physical changes are proposed to the vehicular access to the dwelling from Turton Road.
- 4.24 Car parking will be provided on site for 3no vehicles as per the existing dwelling. The car parking area incorporates space for vehicles to turn.

5. PLANNING POLICY FRAMEWORK

5.1 In accordance with S.38 of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, this application should be determined in accordance with the relevant Development Plan policies unless material considerations indicate otherwise. For the purposes of this determination, the Development Plan comprises:

- Bury Unitary Development Plan (adopted 29 August 1997)
- Supplementary Planning Documents
 - SPD 6 - Alterations and extensions to residential properties, January 2020
 - SPD 8 - New buildings and associated development in the Green Belt, January 2007
 - SPD 11 - Parking standards in Bury, May 2007
 - SPD 16 - Design and layout of new development, October 2008.
- Places for Everyone (PfE) Development Plan Document (adopted 21 March 2024).

5.2 This section provides the background to the development plan and identifies the relevant policies below.

BURY UNITARY DEVELOPMENT PLAN

EN1/2 – Townscape and Built Design
 EN6/3 – Features of Ecological Value
 EN6/4 – Wildlife Links and Corridors
 OL1/2 – New Buildings in the Green Belt
 OL5/2 – Development in River Valleys
 OL7/2 - West Pennine Moors
 H2/1 – The Form of New Residential Development
 H2/2 – The Layout of New Residential Development
 HT2/4 - Car Parking and New Development
 MW1/1 - Areas of Search

5.3 The following summaries encapsulate the essential details of each policy:

5.4 Policy EN1/2 Townscape and Built Design, requires that proposals do not have an unacceptable adverse impact on the characteristics of the local townscape.

5.5 Policy EN6/3 Features of Ecological Value requires that existing features of ecological or wildlife value are taken into account when assessing development proposals.

5.6 Policy EN6/4 Wildlife Links and Corridors, seeks to consolidate and strengthen wildlife links and corridors.

5.7 Policy OL1/2 New Buildings in the Green Belt states that the construction of new buildings inside the Green Belt is inappropriate development unless for a listed purpose, such as the replacement of an existing dwelling which should not be materially larger than the one it replaces.

5.8 Policy OL5/2 Development in River Valleys states that new buildings or the change of use of existing buildings will not be permitted unless development would not lead to the division of the open parts of the valleys into sections and it is designated as Green Belt, where established Green Belt policies will apply.

5.9 Policy OL7/2 West Pennine Moors aims to manage development and recreational activities within the area to preserve its unique character. Development proposals must consider impacts on agriculture, forestry, water catchment, local settlements, landscape character, and significant ecological, geological, archaeological, and historic features.

5.10 Policy H2/1 The Form of New Residential Development, requires all new residential development to make a positive contribution to the surrounding area in relation to the neighbouring context, and the impact on residential amenity.

- 5.11 Policy H2/2 The Layout of New Residential Development, requires all new residential development to demonstrate acceptable standards of layout.
- 5.12 Policy HT2/4 Car Parking and New Development mandates that all development applications must ensure adequate car parking and servicing provisions according to the established Council parking standards.
- 5.13 Policy MW1/1 Areas of Search identifies areas of search for the extraction of minerals, and priority will be given for their extraction within these areas.
- 5.14 We understand that the following policies of relevance to the application have been wholly or partially replaced by policies contained within Places for Everyone:

Bury UDP (1997) Existing Policy	Replaced by Places for Everyone policy
OL1 Green Belt	JP-G9
OL1/2 New Buildings in the Green Belt	JP-G9
OL5/2 Development in River Valley	JP-G2 & JP-G3
EN6/4 Wildlife Links and Corridors	JP-G8
EN9/1 Special Landscape Area	JP-G1
MW1 Protection of Mineral Resources	JP-S6
H2/1 The Form of New Residential Development	JP-H3
H2/2 The Layout of New Residential Development	JP-H3
EN1/2 Townscape and Built Design	JP-P1
EN6 Conservation of the Natural Environment	JP-G8

PLACES FOR EVERYONE (PFE) DEVELOPMENT PLAN DOCUMENT

- 5.15 This document supersedes some of the Bury UPD policies. The relevant policies are suggested as:

Policy JP-G1: Landscape Character
 Policy JP-G2: Green Infrastructure Network
 Policy JP-G3: River Valleys and Waterways
 Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity
 Policy JP-G9: The Green Belt
 Policy JP-S2: Carbon and Energy
 Policy JP-S4: Flood Risk and the Water Environment
 Policy JP-S6: Resource Efficiency
 Policy JP-H3: Type, Size and Design of New Housing
 Policy JP-H4: Density of New Housing
 Policy JP-P1: Sustainable Places
 Policy JP-C2: Digital Connectivity
 Policy JP-C5: Streets For All
 Policy JP-C6: Walking and Cycling
 Policy JP-C8: Transport Requirements of New Development

- 5.16 Policy JP-G1: Landscape Character
 This policy mandates that development within a designated Landscape Character Type must align with and respect the unique features and sensitivities of its surroundings. Key considerations include topography, land use, and cultural heritage. Emphasis is placed on ensuring new developments enhance local landscapes while promoting biodiversity in conjunction with Policy JP-G8.
- 5.17 Policy JP-G2: Green Infrastructure Network
 This policy sets out a strategic framework to protect and enhance the Green Infrastructure Network, which supports vital ecosystem services, public health, and active travel. Development around this

network must contribute to environmental quality and accessibility. Initiatives should integrate new green infrastructure, with long-term management considered.

- 5.18 **Policy JP-G3: River Valleys and Waterways**
This policy aims to safeguard river valleys and waterways as integral components of the Green Infrastructure Network. Priorities include maintaining open valley characteristics and avoiding prominent development on valley edges.
- 5.19 **Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity**
Developments must focus on achieving a net gain in biodiversity through avoiding harm to biodiversity, adequately mitigating any harm, then adequately compensating for any remaining harm to biodiversity. The policy encourages connectivity between habitats and aims to increase ecological networks.
- 5.20 **Policy JP-G9: The Green Belt**
Defined on the Policies Map, the Green Belt serves five key purposes set out in national policy, including preventing urban sprawl and protecting the countryside.
- 5.21 **Policy JP-S2: Carbon and Energy**
This policy aims to deliver a carbon neutral Greater Manchester no later than 2038 through a range of measures.
- 5.22 **Policy JP-S4: Flood Risk and the Water Environment**
Developments are expected to manage surface water runoff through sustainable drainage systems, and residential development should meet the mandatory water efficiency standard as set out in Building Regulations.
- 5.23 **Policy JP-S6: Resource Efficiency**
To achieve a circular and zero-waste economy, this policy promotes waste reduction and resource efficiency. Implementation of the Zero Waste Strategy and sustainable construction techniques will be critical in reducing carbon emissions and adapting to climate change.
- 5.24 **Policy JP-H3: Type, Size and Design of New Housing**
Developments should provide a mix of dwelling types and sizes, addressing local needs and inclusive community building. New dwellings must adhere to the nationally described space standards and the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.
- 5.25 **Policy JP-H4: Density of New Housing**
This policy requires that new housing should be delivered at a density appropriate to the location.
- 5.26 **Policy JP-PI: Sustainable Places**
This comprehensive policy outlines attributes for development in Greater Manchester, focusing on creating liveable cities. Key aspects include local distinctiveness, resilience to environmental events, resource efficiency, and community inclusivity, ensuring environments are functional, well-connected, and aesthetically appealing.
- 5.27 **Policy JP-C2: Digital Connectivity**
This policy supports the provision of affordable, high quality, digital infrastructure, and requires all new development to have full fibre to premises connections, and to incorporate multiple-ducting, compliant with telecoms standards, to facilitate future-proof gigabit-capable network connections.
- 5.28 **Policy JP-C5: Streets For All**
This policy requires that streets are designed and managed to make a significant positive contribution to the quality of place, and supports high levels of walking, cycling and public transport.
- 5.29 **Policy JP-C6: Walking and Cycling**
This policy sets out a range of measures to encourage walking and cycling.
- 5.30 **Policy JP-C8: Transport Requirements of New Development**

This policy requires new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments.

NATIONAL PLANNING POLICY FRAMEWORK

- 5.31 The National Planning Policy Framework (NPPF) was published in 2012 and last revised in December 2024. The aim of the NPPF is to ensure there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure development is brought forward. The NPPF is a material consideration in planning decisions as outlined in Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.32 Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives which are independent and need to be pursued in mutually supportive ways:
- a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.33 The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision-taking this means:
- Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole; or
 - Specific policies in the Framework indicate development should be restricted.
- 5.34 Paragraph 39 states that local planning authorities should approach decisions on proposed development in a positive and creative way and should work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. Furthermore, Decision-makers should seek to approve applications for sustainable developments where possible.
- 5.35 Paragraph 48 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.36 Paragraph 56 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.
- 5.37 Paragraph 128 states that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.
- 5.38 Paragraph 135 (f) states that developments should 'create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.39 The National Planning Policy Framework provides the following information in relation to Proposals affecting the Green Belt:

“142. 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.

143. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

153. 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.

154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.”*

5.40 Promoting sustainable development is a key component of the NPPF and a substantial weight is given to encouraging economic growth with planning authorities being required to apply the presumption in favour of sustainable development.

6. SCHEME ASSESSMENT

- 6.1 The following section will consider the compliance of the proposal with the Development Plan policies and material considerations for the application. It provides an analysis of the main planning matters related to the principle and a more detailed, policy-orientated assessment of planning considerations.

PRINCIPLE OF DEVELOPMENT

- 6.2 Considering the NPPF as a whole, it is important to note that the main purpose of the NPPF is to contribute to the achievement of sustainable development. Paragraph 8 states that “*Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)*”.
- 6.3 At Paragraph 7, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 further states that, at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 6.4 At Paragraph 11, the NPPF sets out a presumption in favour of sustainable development, which requires decision takes to approve applications that accord with the Development Plan without delay.
- 6.5 It is suggested that the proposals would make a positive contribution to the economy, at least in the short term during the construction stages.
- 6.6 With regards to the social aspects, the proposals will help to improve the standard of housing in the area and improve the living conditions of the occupiers.
- 6.7 The Local and National Policies allow for the replacement of existing dwellings, subject to certain criteria.
- 6.8 As such it is suggested that the proposals are acceptable in principle.

DESIGN AND LAYOUT

- 6.9 We believe that it is important for the proposals to reflect the existing context and history of the site. The design of the new dwelling is informed by the local materials, its unique location and history. The proposals have been designed to retain the character of an existing farm house and its setting.
- 6.10 The property remains largely on the same footprint as and retains similar dimensions to the existing dwelling.
- 6.11 Internally, the property will be built to ‘accessible and adaptable standards in Part M4(2) of the Building Regulations. Externally the specific site conditions of the location may make this impractical, however a step-free approach to the dwelling will be provided.
- 6.12 Pre-application comments have been taken on board, and the proposals have evolved to ensure that the design sits comfortably within the local area.
- 6.13 It is suggested that the proposals are in accordance with policies JP-PI and JP-H3 of Places for Everyone.

IMPACT ON NEIGHBOURING PROPERTIES

- 6.14 The closest properties to the proposed dwelling are Ferns Cottages located to the east of the application site.
- 6.15 It is suggested that the proposals are not materially different to the existing dwelling in terms of the impact on the neighbouring cottages. The proposed building does not sit any closer to the neighbouring

buildings or project any further forwards or backwards than the existing dwelling. No windows are proposed to the east side elevation. It is suggested that the proposals will not significantly impact on the residential amenity of neighbouring properties in terms of overlooking, privacy, or sunlight or be overbearing.

- 6.16 External amenity and garden areas are retained as existing; therefore, it is suggested that there will be no detrimental effect on neighbouring amenity.
- 6.17 There are no changes proposed to the shared access to the dwelling, or the car parking arrangements.
- 6.18 The existing property at Ferns Farm and Ferns Cottages rely on a septic tank located within the ownership of Ferns Farm. It is proposed that a new packaged treatment plant will be installed at the property to serve the proposed dwelling. Vehicular access to the new packaged treatment plant will be provided.

NATIONALLY DESCRIBED SPACE STANDARDS

- 6.19 Policy JP-H3 of Places for Everyone requires all new dwellings to comply with the nationally described space standards.
- 6.20 The proposals would be considered to be a 5bed, 10-person 2storey dwelling (5b10p). The NDSS table of minimum gross internal floor areas and storage only shows a 5b8p dwelling, which is required to have a minimum floor area of 128m², with 3.5m² of built in storage.
- 6.21 The gross internal area of the proposed dwelling is 425m². The property benefits from 10m² of built in storage (ground floor cloaks, pantry & wine store, first floor store).
- 6.22 Each of the 5no double bedrooms have a floor area in excess of 11.5m², and dimensions in excess of 2.75m.

Bedroom	Area (m ²)	Min Width (m)
Master Bedroom	22	4.00
Bedroom 2	16	3.95
Bedroom 3	16	4.00
Bedroom 4	14	3.50
Bedroom 5	14	3.50

Table 2: Bedroom floor areas and minimum widths

- 6.23 It is suggested that the proposals meet the requirements of the Nationally Described Space Standards and are therefore in accordance with policy JP-H3 of Places for Everyone.

JUSTIFICATION IN RELATION TO THE GREEN BELT

- 6.24 The NPPF allows for the replacement of a building within the Green Belt, provided the new building is in the same use and not materially larger than the one it replaces.
- 6.25 SPD 8 also allows for replacement dwellings, stating that “the new dwelling should reflect the original dwelling in terms of massing, siting and area of footprint, height and should not be materially larger than the one it replaces.” Any significant deviation from this would need to be justified as ‘very special circumstances’.
- 6.26 Volume calculations are required to be submitted, and the Council may allow the original volume to be increased by up to a third as part of a proposal for a replacement dwelling.
- 6.27 The floor area and volume calculations shown in table 1 highlight that the proposed dwelling has a smaller footprint and GIA than the existing dwelling. In terms of volume, the dwelling is 24% larger than

the existing. It is suggested that this is not materially larger than the existing dwelling, as it is an increase of less than a third.

- 6.28 It is suggested that the proposals are not materially larger than the buildings to be replaced, and as such the proposals are appropriate development and not harmful to the Green Belt, in accordance with local and national policies.
- 6.29 The NPPF does not define what “very special circumstances” are however it is suggested that the following could be considered:
 - 6.29.1 The “quality” of the existing context – it’s location, openness, setting and relationship to open land and other development
 - 6.29.2 Whether the proposals have an actual impact on the green belt and it’s openness.
- 6.30 Should the LPA disagree with the assertion that the proposals represent appropriate development, the following sections will seek to justify very special circumstances and should be taken into consideration in support of the proposals.

VSC - IN RELATION TO THE GREEN BELT GENERALLY

- 6.31 Taking each of the five purposes of the Green Belt in turn, it is suggested that the proposals do not materially affect the purposes that it serves and therefore are not fundamentally harmful to the Green Belt.
- 6.32 The proposals are generally not materially any wider or deeper than the existing dwelling and therefore should not be seen in the context of unrestricted sprawl.
- 6.33 The property sits on an established residential site on a similar footprint to the existing dwelling, therefore the proposals will not lead to neighbouring towns merging into one another.
- 6.34 The new dwelling is within the existing residential curtilage. As such it is suggested that the proposals do not encroach into the countryside. Furthermore, the proposals represent a sympathetic design which will have a positive impact on the surrounding area.
- 6.35 By replacing the existing dwelling to meet the current demands and needs of the housing market, the proposals are making best use of previously developed, brownfield site and as such can be seen in context of urban regeneration. In any case it is suggested the proposals have no negative material impact on urban regeneration and the refusal of such proposals would not encourage urban regeneration in other places.

VSC - IN TERMS OF OPENNESS

- 6.36 Whilst it is appreciated that inappropriate development is, by definition, harmful to the Green Belt it is suggested that within both the Local and National Policies and guidance, the key themes and phrases relate to openness.
- 6.37 The NPPF requires local planning authorities (LPA) should ensure “substantial weight” is given to any harm to the Green Belt. The section above, highlights that generally there is no fundamental harm to the Green Belt in terms of the purposes it serves.
- 6.38 While there will inevitably be differences between a new build property and the existing buildings on site, we would suggest the key terms relate to the comparison between two scenarios.
- 6.39 In terms of footprint, the proposed building sits in a similar location and has similar dimensions to the overall width and depth of the existing property.
- 6.40 In terms of height, the ridge height of the property is higher than the existing property to accommodate modern construction standards and ceiling heights. The proposed ridge height of the property remains

lower than the ridge height of the neighbouring property to maintain the relationship with the adjacent cottages.

VSC – LOCATION WITHIN CONTEXT

- 6.41 The site is located within and is itself a long-established development and as such it is suggested that development of the site is not as sensitive as within a typical rural or open countryside locations.
- 6.42 Given that the site is a sloping site, it is suggested that when viewed in the context of the surrounding topography that the increase in height will not be detrimental to the openness of the Green Belt. The dwelling will continue to sit below the level of Turton Road, so will not impact on views across the valley towards the Peel Tower from Turton Road. When viewed from the lower valley slopes, or the opposite hillside, the property will continue to be read as a group of buildings within the backdrop of the hillside.
- 6.43 The proposals do not increase the maximum width or depth of the property and as such, within the context of the existing site and neighbouring context, it is suggested that the proposals will not have a material harm to the green belt.
- 6.44 It is suggested that the proposals are in accordance with Local, Regional and National policies relating to the Green Belt.

LANDSCAPE CHARACTER

- 6.45 The application site is considered to be highly sensitive to new development. The site is within one of the boroughs Special Landscape Areas and within the West Pennine Moors area. It is set on steeply sloping land, sloping southwards, at a lower level than Turton Road, and thus panoramic views of the landscape are available from Turton Road and from the application site itself which extend all the way over the valley, over Holymount, Greenmount up to Peel Tower on Holcombe Moor, and of the intervening landscape between the application site, Peel Tower and Scout Moor (with its windfarm) that is located due north-east of the application site.
- 6.46 In views from Turton Road and the PROWs located on rising land to the south of the application site, the farmstead is set down into the landscape and is nestled into the sloping site, with only the upper reaches of the farmhouse and its roof visible in views from Turton Road.
- 6.47 The proposed dwelling is sensitive to its surroundings in terms of the overall size and scale of the development. It is suggested that the replacement dwelling enhances the local landscape through sensitive design, which is in keeping with the landscape character of the area.
- 6.48 The proposed traditional construction materials would reduce the visual prominence of the building in the landscape, and ensure that the replacement dwelling does not have a detrimental effect on the landscape. It is suggested that the development will not appear as prominent development on the edge of the valley, and the replacement dwelling will continue to be seen as a traditional farm building within the landscape.
- 6.49 It is suggested that the proposals are not to the detriment of the landscape character, and are therefore in accordance with policies JP-G1 and JP-G3 of Places for Everyone and policy OL7/2 of the Bury UDP.

HIGHWAYS, ACCESS AND PARKING

- 6.50 No changes are proposed to the vehicular access to the dwelling from Turton Road.
- 6.51 Pre-application comments raised concerns regarding highways issues identified on a previous application at the site (Ref: 69172) relating to the existing substandard access in terms of visibility and arrangements at the junction with B6213 Turton Road.

- 6.52 The previous application (Ref: 69172) related to the construction of a new dwelling on the site, in addition to the existing dwelling and the Livery Yard which formerly operated from the stables on site. Those proposals would therefore increase the intensity of use of the driveway and vehicular access to the site which was considered to be unacceptable.
- 6.53 The Stables are no longer in commercial use as a Livery Yard. It is proposed that the various stables and outbuilding are for the personal use of the occupiers of Ferns Farm and are therefore incidental to the main residential use of the site.
- 6.54 In terms of the access to the site, it is suggested that the current proposals will reduce the intensity of use of the site access and driveway given that there will be no commercial activity in relation to the stables, and the proposals are for a replacement dwelling, not an additional dwelling.
- 6.55 It is therefore suggested that the current access arrangements at the site will meet the needs of the replacement dwelling and will not be detrimental to highway safety.
- 6.56 The site maintains space for the turning of vehicles to ensure that vehicles leave the site in a forward-facing gear.
- 6.57 As existing, car parking is provided on site for 3no vehicles in line with SPD 11 Parking Standards. An EV charging point will be provided. It is understood that the requirements and specifications for the same would be added as conditions to any approval, as suggested in the pre-app response.
- 6.58 It is suggested that the proposals are in accordance with Policies JP-C5, JP-C6 and JP-C8 of Places for Everyone.

SUSTAINABILITY

- 6.59 In accordance with Policy JP-S2 the development proposals have considered the energy hierarchy, which seeks to minimise energy demand, maximise energy efficiency, and use renewable and low carbon energy.
- 6.60 The development will be constructed to the standards set out in Part L of the Building Regulations (2022) as required by Policy JP-S2.

BIO-DIVERSITY CONSIDERATIONS

- 6.61 An inspection and assessment in relation to bats and breeding birds has been carried out by Tyrer Ecological Consultants Ltd, which concludes that the existing dwelling is categorised as of “Moderate” roost suitability for bats.
- 6.62 It is suggested that the site meets the requirements for a self-build application exemption from Biodiversity Net Gain.
- 6.63 It is suggested that the proposals for a replacement dwelling on a similar footprint to the existing dwelling will avoid significant harm to biodiversity in accordance with policy JP-G8 of Places for Everyone.

COAL AUTHORITY CONSIDERATIONS

- 6.64 The pre-application comments received highlight that the Coal Authority has reviewed the proposal and have advised that although the northern part of the site falls within the defined Development High Risk Area the replacement dwelling would be located outside of the Development High Risk Area, i.e. in the Development Low Risk Area.
- 6.65 Given that no significant groundworks are proposed between the new build footprint and the northern site boundary, the Coal Authority’s Planning & Development Team does not consider that a Coal Mining Risk Assessment is required to support an application for the development proposed in this particular case.

CONTAMINATED LAND CONSIDERATIONS

- 6.66 The proposed dwelling is located, generally on the same footprint of the existing house. It is understood that the land has generally been in residential use with potentially agricultural and more recently equestrian. The pre-app response confirmed:

6.66.1 *“Within the surrounding area previous uses have included sandstone quarries, ponds and reservoirs. The site is not situated within 250m of any registered landfill sites. A tributary of the Kirklees Brook is located approximately 180m to the north of the existing dwelling. The site is situated above the Onsel Nest Grit and Lower Coal Measures Secondary A Aquifers, which are overlain by Glacial Till. It is not in a location affected by radon.”*

- 6.67 The pre-app response suggested a series of conditions, including requiring a Preliminary Risk Assessment, in relation to Remediation and Verification, imported soil and unexpected contamination and it is anticipated that these would be added as conditions to any approval.

7 CONCLUSION

- 7.1 This planning application seeks permission for a replacement dwelling at Ferns Farm, Turton Road, Tottington BL8 3QH.
- 7.2 Located within the Green Belt, the proposed dwelling would be located on a similar footprint to the existing and would not be materially larger than the existing dwelling. The proposed floor area of the dwelling is smaller than the existing, with a 24% increase in the volume.
- 7.3 The dwelling will be traditional in appearance and will utilise traditional building materials to ensure that it is in keeping with the local area and sits comfortably within the landscape. There will be no detrimental impact on neighbouring amenity.
- 7.4 No changes are proposed to the vehicular access to the site, and the proposals will reduce the intensity of use of the existing site access and driveway. The current access arrangement meets the need of the replacement dwelling and will not result in any detriment to highway safety.
- 7.5 The proposed dwelling meets the requirements of the Nationally Described Space Standards.
- 7.6 It is considered that the proposals would represent sustainable development which is consistent with adopted planning policy, and which should be supported in order to deliver the wider social, environmental and economic benefits. The development proposals have considered the energy hierarchy, and will meet the required standards of the Building Regulations.
- 7.7 It is therefore respectfully requested that the planning application is approved. In the event that Bury Council do not agree with this view, the applicant would seek to engage with the authority to secure a solution, in line with the NPPF.