

Planning Statement

Construction of 7No. apartments on land at 205-211 Bury Old Road,
Prestwich

INTRODUCTION

This Planning Statement is to support an application seeking planning permission for the construction a block of 7No apartments on land at 205-211 Bury Old Road, Prestwich.

This Planning Statement comprises an assessment of the proposed development against the requirements of the National Planning Policy Framework which was revised in December 2023; the Trafford Core Strategy which was adopted 25 January 2012; the Bury UDP adopted in 1997 and Places for Everyone adopted 21 March 2024.

The purpose of this statement is to describe the relevant national and local policies that are directly relevant to the application and to provide an analysis of those policies and the application site.

SITE LOCATION/CONTEXT

The application relates to a vacant area of land between 205-211 Bury Old Road, Prestwich and backs onto the grounds of a three storey block of flats at Infant Street. The area is level and grassed with 1 no. trees located centrally within the site. The site is fronted by the adopted highway and footway and immediately fronted by a bus shelter and separate public bench. There is no dropped kerb crossing serving the site. The site is flanked by traditional two storey terraces to the south, with commercial units at the ground floor and some residential units at first floor. A single storey commercial unit is located to the north. To the west of the site there are blocks of residential apartments, with Heaton Park located to the east.

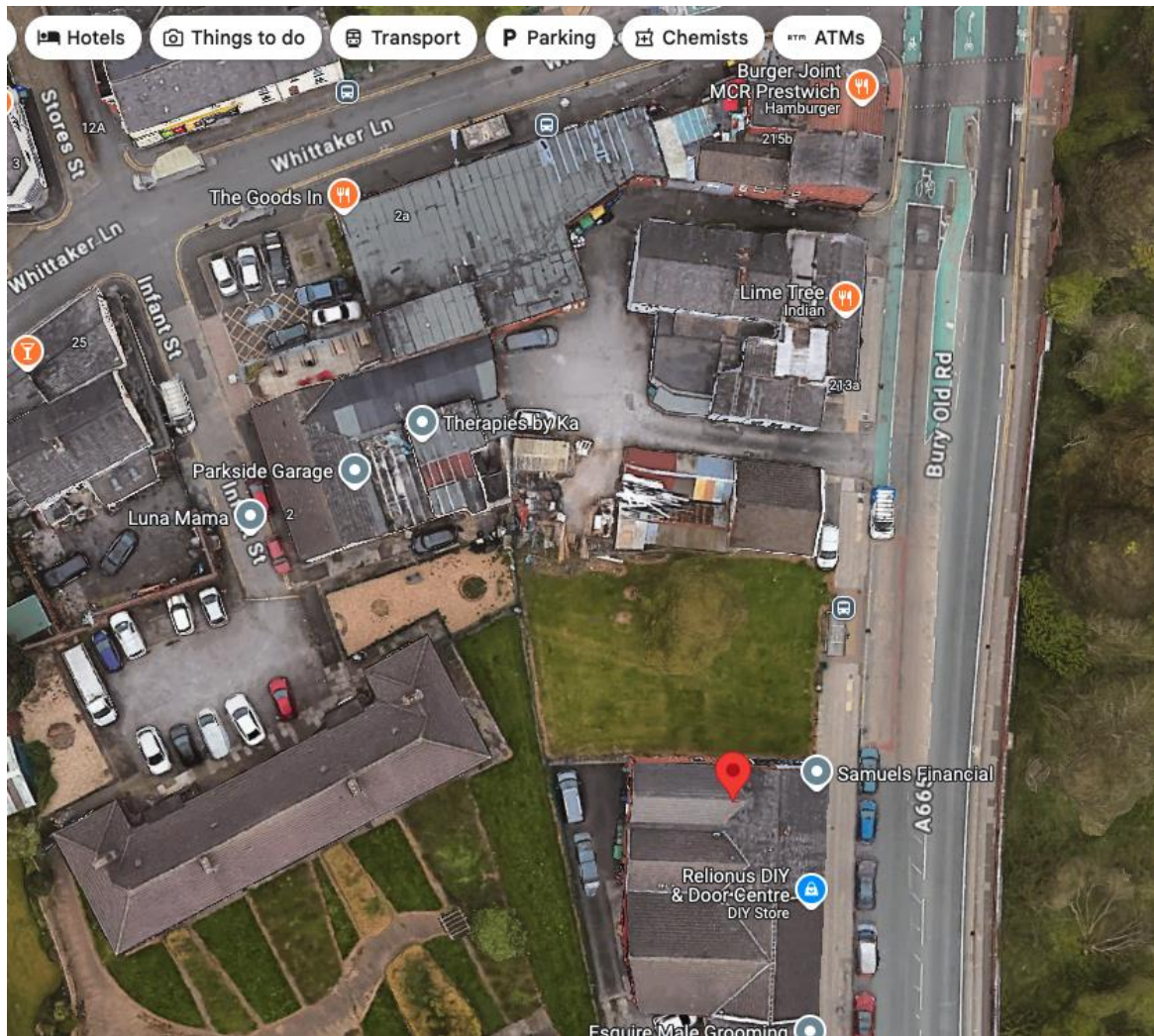


Fig 1 Aerial photo of the site



Fig 2 Site location plan



Fig 3 – Birdseye view of the proposed location for the houses

SITE CONSTRAINTS

Coal Mining Risk

The site is not located within a Coal Mining Risk Area.

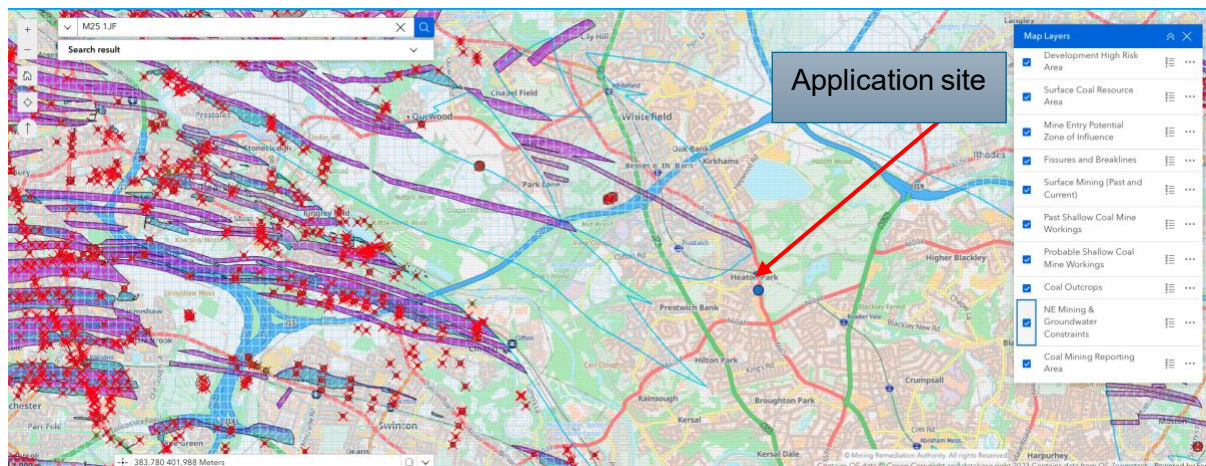


Fig 4 – Coal Mining Map

Flood Risk

The site is within a Flood Zone 1 according to the Environment Agency records which means that there is a low probability of flooding (1:1000). As the development site is smaller than 1 hectare and not affected by other sources of flooding then a Flood Risk Assessment is not required. Figure 5 below shows the flood risk map extract from the Environment Agency records.

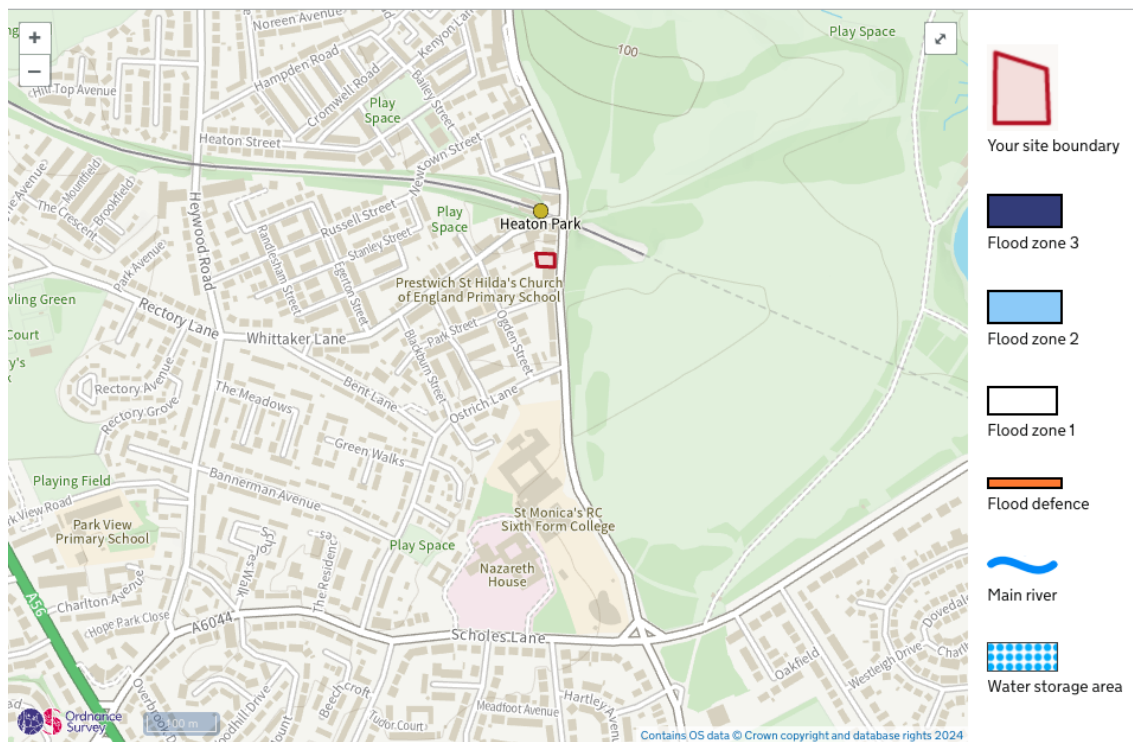


Fig 5 – Flood Risk Map

Heritage

The buildings on the site are not heritage assets nor considered ss non-designated heritage assets.

Trees

The site is not subject to any Tree Preservation Orders but a tree survey carried out by Arbtech has been carried out and submitted as part of this planning application.

Ecology and Biodiversity

There are no known ecology or biodiversity related concerns on the site that are a material consideration in respect of the determination of this proposal. The applicant has appointed an Ecologist to carry out the Bio Net Gains Matrix.

Local Plan Policy

Bury's UDP shows the application site as being unallocated in the adopted Development Plan.

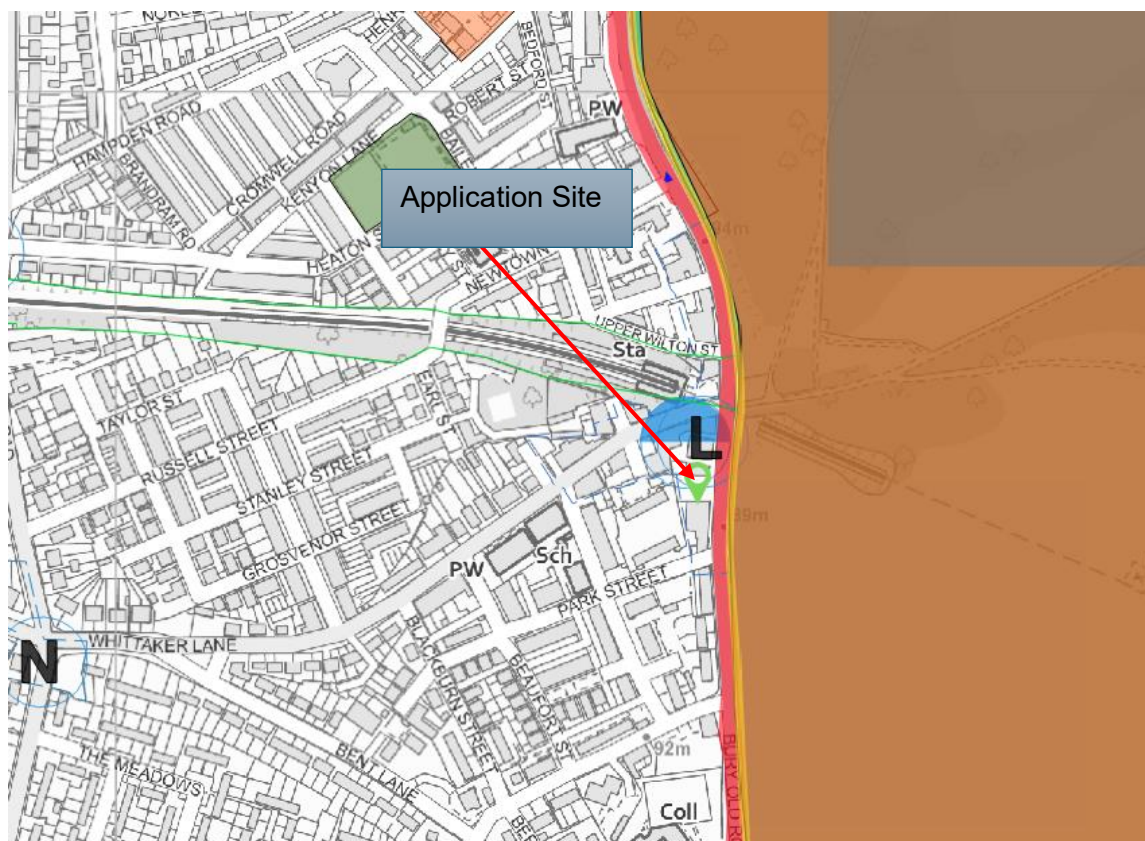


Fig 6 – Planning allocation map.

LOCAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The following UDP policies are relevant to this application: -

EN1 - Townscape and Built Design

EN6 - Features of Ecological Value

EN7 - Noise Pollution

EN8 - Waste Water Management Woodland and Tree Planting

H1 - Further Housing Development

H2 - The Form of New Residential Development

H2 - The Layout of New Residential Development

HT2 - Car Parking and New Development

NATIONAL PLANNING POLICY

Government guidance is set out in the revised National Planning Policy Framework (NPPF) dated December 2023. The NPPF expresses a presumption in favour of sustainable development. The NPPF is a material consideration in the determination of the application. The Planning Practice Guide (PPG) is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalizing and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in this Planning statement, where appropriate.

The following sections of the NPPF are considered of most relevance to the application proposal: -

- Chapter 2: Achieving Sustainable Development (paras. 7-14)
- Chapter 5 - Delivering a sufficient Supply of homes (paras.60-84)
- Chapter 11 – Making effective use of land (paras. 123-130)
- Chapter 12: Achieving Well-Designed Places (paras. 131-141)

Paragraph 9 of the National Planning Policy Framework (NPPF) states that planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area.

Paragraph 11 states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay (as per section 38(6) of the Planning and Compulsory Purchase Act 2004). However, where the development plan is absent, silent or out of date, planning permission should be granted unless the application of policies in the NPPF that protects areas or assets of particular importance, provides a clear reason for

refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

PLACES FOR EVERYONE

The Places for Everyone Joint Development Plan Document was adopted in April 2024. It is a joint plan covering nine of the ten Greater Manchester districts, including Trafford, and is intended to provide the overarching framework to strategically manage growth across the boroughs.

The following sections of the NPPF are considered of most relevance to the application proposal: -

- JP-S1: Sustainable Development
- JP-P1: Sustainable Places
- JP-H3: Type, Size and Design of New Housing
- JP-H4: Land for Homes
- JP-C6: Walking and Cycling
- JP-C8: Transport requirements of New Developments

PfE Plan Policy JP-H4 (Land for Homes) states: New housing development should 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. Lower densities may be acceptable where they can be clearly justified by:

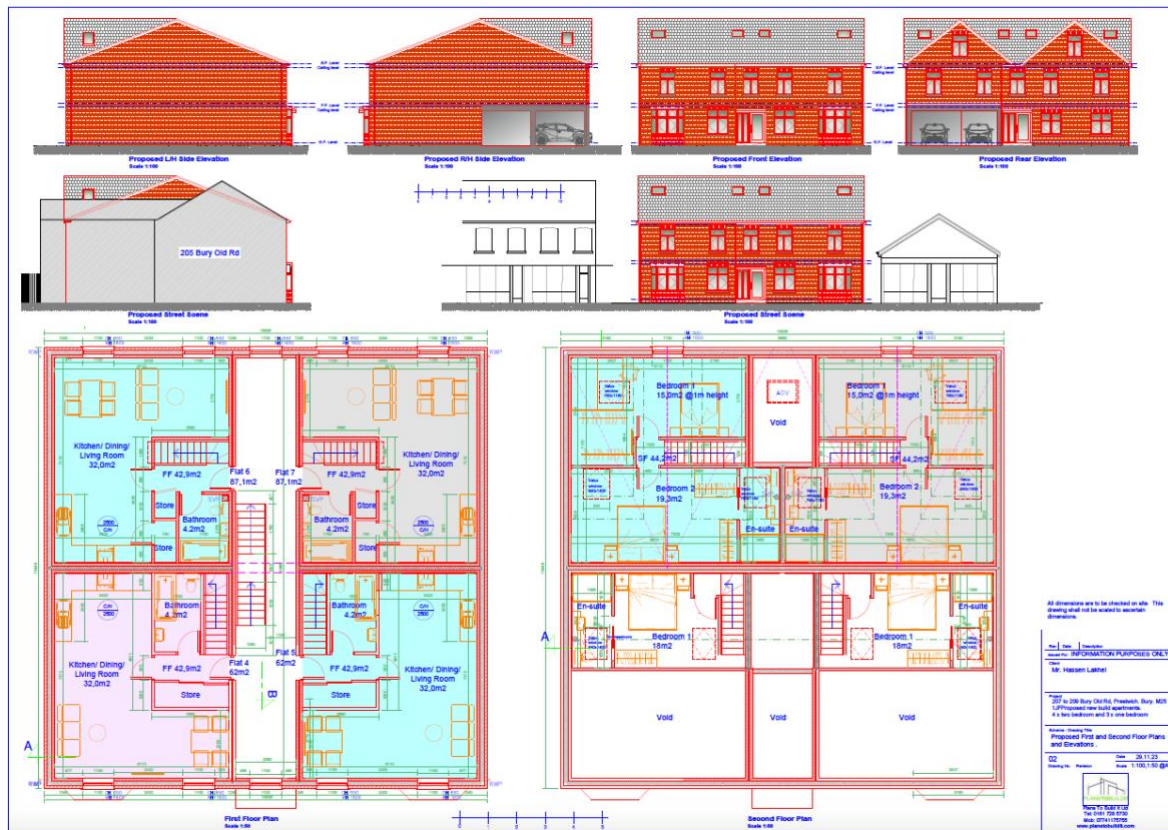
1. Local housing market issues, such as a demonstrable need for a particular type of housing that cannot be delivered at a higher density; or
2. Site-specific issues, such as the design context and any potential impact on the wider landscape or townscape including heritage assets and green infrastructure.

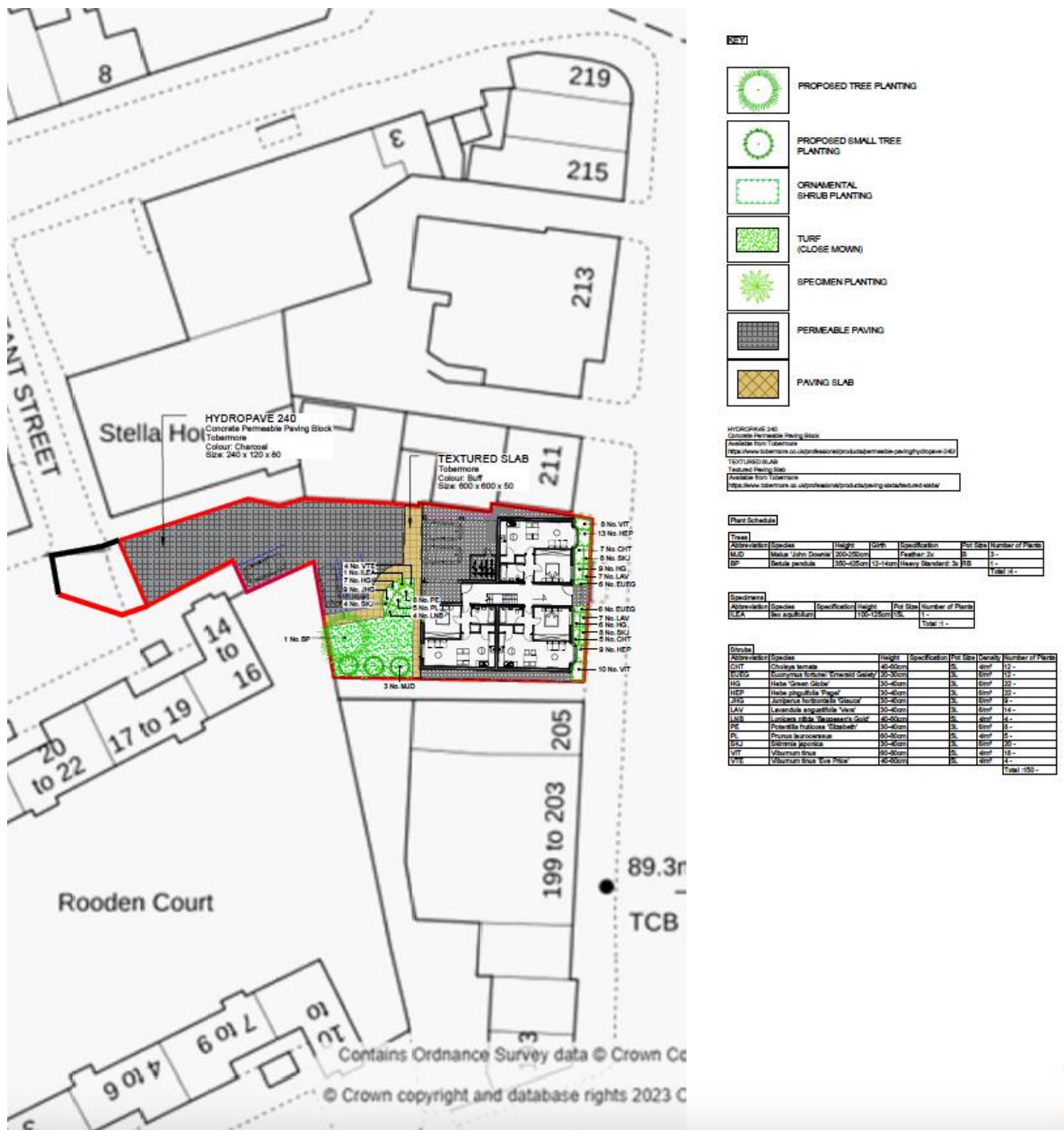
PfE Plan Policy JP-P1 (Design) states: We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with:

1. Distinctive, with a clear identity that:
 - A. Responds to Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;
 - B. Enables a clear understanding of how the place has developed; and
 - C. Respects and acknowledges the character and identity identify of the locality in terms of design, siting, size, scale and materials used.

PfE JP-P7 (Sport and Recreation) seeks to protect and enhance a network of high quality and accessible sports and recreation facilities – supporting a greater level of activity for all ages.

The planning application proposed the construction of an apartment block containing 7No. apartments.





DESIGN (including Façade Design Analysis)

With regards to the design of the proposed houses, we have followed guidance contained in the Development Management Procedures Order 2015 in that we will explain the design principles and concepts that have been applied to the development proposal and demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account.

The revisions to the NPPF in July 2021 establish very clearly that development which is not well designed should be refused, and conversely, significant weight should be given to development which reflects local design policies and government guidance on design.

The December 2023 revisions cemented the role of beauty in placemaking and the planning system, with Chapter 12 now seeking to achieve well-designed and beautiful places (author emphasis).

In support of this, the Government has produced a suite of guidance documents including Building for a Healthy Life (BHL), the National Model Design Code (NMDC) and the National Design Guide (NDG) which form a material consideration in the assessment of the design of development proposals, and aid Local Authorities and developers alike in understanding if development proposals are well-designed.

PfE Policy JP-P1 sets out the ambition for Greater Manchester to become one of the most liveable cities in the world, consisting of a series of beautiful, healthy and varied places and sets out a number of requirements for new development to adhere to which generally conform to the guidance set out in the documents linked above. Given the age of both the Trafford Revised Unitary Development Plan and the accompanying Design Guide SPD, both documents are considered to be broadly in line with that of the NPPF and PfE.

PLANNING CONSIDERATIONS

Design Analysis

Taking into account the design of the apartment we have taken inspiration from features contained on properties in the surrounding area and firstly followed the existing building line:



Fig 7 – Existing building line is respected

With regard to the existing street scene, there is no overwhelming vernacular or character but it is noted the south side of Bury Old Road is a row of traditional terraced properties and to the north are different styled buildings comprising of a single storey detached shop, a two-storey Restaurant and a three-storey Estate Agent and hot food takeaway.



Fig 8 – Existing properties south of the site on Bury Old Road



Fig 9 – Existing properties to the north of the site along Bury Old Road

As there is no overriding particular property type along this section of road, the applicant has undertaken a character analysis (Concept design) which has resulted in a design that includes a simplistic design along Bury Old Road that is designed to reassemble the terraced properties to the south with a traditional pitch roof:

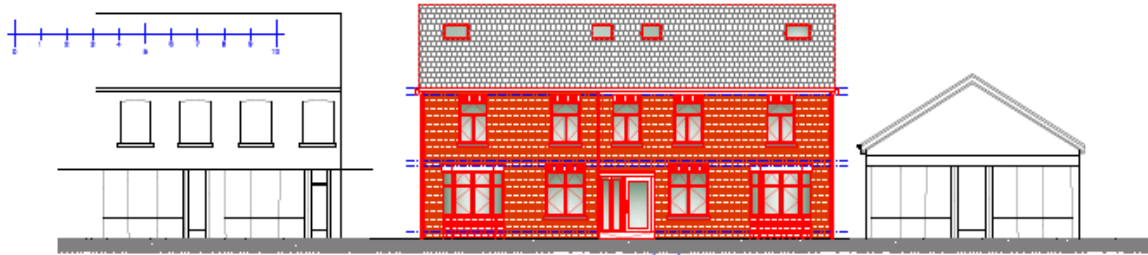


Fig 10 – Proposed house types

The proposed design of the houses was achieved by undertaking the following character assessment: -

CHARACTER ASSESSMENT (Detailed Design)

1. **Historic Environment** – The site is not considered to be a heritage asset nor non-designated heritage asset.
2. **Proportions** – The scale, height and massing of the proposed houses is similar to the majority of neighbouring houses along this section of Bury Old Road.
3. **Materials** – The proposal will be to build with red/brown bricks (similar in colour to houses on Bury Old Road with a grey tiled roofs).
4. **Roofscape and roof and cornice lines** – There is a well establish roof design comprising of tiled pitch roofs and these have been included in the latest plans.
5. **Role of buildings** – The role of the proposed houses is not considered as an important characteristic.
6. **The building line/street pattern** – The building line and orientation of the proposed houses will respect the existing building line along this section of Bury Old Road.

7. **Landscape form and features** – Discreet parking will be provided at the rear of the site and that will allow soft landscaping to be provided.
8. **Architectural style/design** – We have looked at houses surrounding the site and have picked up key features that we considered to form good urban design principles. For example, in our design, we have taken good examples of features on existing properties.

There has been a lot of thought that has gone into the design of the houses which will be visible from the streetscene.

The minimum density for the site would be 70 dwellings per hectare. The application form states that the site area is 0.076 hectares. The proposal would therefore lead to a density of 92 dwellings per hectare.

Density

The National Planning Policy Framework also sets out the Housing Delivery Test, which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) the housing requirement over the previous years, this needs to be taken into account in the decision-taking process.

The latest results published by the Government show that Bury has a housing delivery test result of less than 75%, and therefore, this needs to be treated as a material factor when determining applications for residential development.

Therefore, paragraph 11d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas, or assets of particular importance, provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, taken as a whole. In terms of housing delivery the Borough has underdelivered against the local housing need, and as a result the 'tilted balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

There are other residential uses within the vicinity of the site including flats at first floor within the row of terraced properties to the south, and blocks of residential apartments to the west of the site. As such it is considered that the proposed development would not conflict with the surrounding land uses and would be located in a sustainable location with regard to public transport and services. Policy S1/4 should however be reviewed and assessed within the context of the site and any future development. Given the above, the principle of the proposed development at the site would be acceptable. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

Finally, the apartments will be built to the accessible and adaptable standard in Part M4(2) of Building Regulations.

BIO NET GAINS

A BNG Report has been submitted as part of this planning application.

DIGITAL CONNECTIVITY

Policy JP-C2: Digital Connectivity 4.1 Policy JP-C2 supports high quality digital infrastructure and requires new development to have full fibre to premises connections, operational internet and accessibility to network providers unless technically infeasible or unviable.

Despite being located outside the settlement boundary, the site is not isolated. The site is well connected to mains services, infrastructure, neighbouring developments and road networks. There is no reason why any of the above would not be achieved with all the above services and connections available within the immediate vicinity.

HIGHWAYS AND PARKING

A Highway Report has been carried out by Prime Transport and It is concluded that the proposed development would not result in an 'unacceptable impact on highway safety' nor have a 'severe' impact on the operation of the highway network in terms of safety and capacity. The impact is best described as negligible.

NOISE ASSESSMENT

It is considered that mitigation against noise can be included as part of a planning condition.

PLANNING BALANCE AND CONCLUSION

At the heart of the NPPF is a presumption in favour of sustainable development, this requires planning applications that accord with the development plan to be approved without delay and where the development plan is absent, silent or out of date granting permission unless the 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 that development should be restricted.

The focus of the National Planning Policy Framework focus is significantly boosting the supply of housing and local planning authorities are tasked with identifying sufficient land for housing and maintaining an adequate supply of housing land and ensuring the delivery of housing. and the Council accepts that it cannot provide a five-year supply of housing land.

The developer is proposing to deliver a high quality and bespoke type of design approach to the proposed development which is a material consideration given the enhanced focus within the National Planning Policy Framework upon the quality of urban design.

The developer proposes to fully remediate the site and any contamination found will be suitably addressed, which will be a benefit of the proposal.

The applicant is proposing ecological enhancement at the site to increase its ecological diversity and deliver wider benefits.

The presumption in favour of sustainable development means that a planning application should only be refused where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies as a whole. It is clear from our assessment that any adverse impacts associated with the application proposal are not significant and they do not demonstrably outweigh the benefits.

Social Benefits	Economic Benefits	Environmental Benefits
Contribution to the councils housing needs and the five-year supply.	Creation of construction jobs over the lifetime of the build programme	Reduce the need for housing on the Green Belt
Support to continued vibrancy and vitality of services in Prestwich	Creation of jobs indirectly through the local supply chain from the purchase of local goods and services	The site is well connected to existing local amenities and employment opportunities

New apartments constructed in a sustainable location	Commercial expenditure to support and sustain services and goods in the local community	Site is within a sustainable location with various modes of sustainable transportation easily accessible.	We have
Will provide new large family homes in response to the previously identified local housing needs.	New Homes Bonus and annual council tax	Developer is proposing to retain and improve existing ecology with bio net gain enhancements.	

considered the sustainability of the proposal in relation to the mutually dependant objectives to sustainable development referred to in the NPPF: 'economic, social and environmental'.

The issues are addressed earlier in the statement and also in the table below:

In terms of dis-benefits the development would involve some short-term noise and disruption during construction.

On balance we consider the benefits of the proposal clearly outweighs any dis-benefits and the proposal conforms with both national and local planning guidance and therefore represents sustainable development.

For these reasons, we believe that planning permission should be granted.