

DESIGN & ACCESS STATEMENT

Stand Golf Club
Replacement Clubhouse & Residential Development

Ashbourne Grove, Stand Golf Club, Bury, M45 7NL

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PADDOCK
JOHNSON

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Introduction

0.1 Paddock Johnson

Paddock Johnson delivers design-conscious projects that positively shape our living environments through listening and teamwork.

We operate with a spirit of curiosity through craft and innovation where our observations and experience become the basis for our actions. We believe in putting people at the heart of the process through a hands-on approach to collaboration and stakeholder engagement to positively shape the design of our projects.

First established in 1976, Paddock Johnson operates from the former school house in the exceptional garden village of Port Sunlight. During the last 45 years the practice has delivered a wide range of noteworthy projects and has significant strength in the affordable housing sector, amongst other specialisms including conservation, health and social care, and hospitality.

We pride ourselves in the design of our residential schemes, which include new build housing, specialist care, assisted living apartments, and private dwellings. We recognise that every client is different and every project requires an individual approach. It is our passion to deliver living environments that reflect people’s lifestyles and changing needs, working side by side with the client every step of the way to ensure that the final product is of high architectural quality



Fig.1 Celandine Court, Lostock (Over 55 retirement living) [PJA]



Fig.2 Oldfield Drive, Heswall (Housing) [PJA]

0

Introduction

0.2 Executive Summary

This Design and Access Statement has been produced on behalf of Stand Golf Club and Westshield Ltd in respect of a proposal to secure the long term viable and sustainable future of Stand Golf Club and the regeneration of the Old Standians sports ground.

This document is to be read in conjunction with drawings prepared by Paddock Johnson, alongside reports which accompany the application submitted to Bury Council.

This statement has been prepared in accordance with the requirements set out in Planning Practice Guidance Paragraph 31 (Reference ID: 14-031-20140306) and Paragraph 16 of the National Design Guide (NDG), Planning practice guidance for beautiful, enduring, and successful places. This document details the choices made during the design process that have contributed towards achieving the ten characteristics set out in the NDG (right) and explains how the proposed development is a suitable response to the site and its setting.

0.3 Description of Proposals

The application seeks approval for a replacement clubhouse and the creation of 105 new homes comprising:

Housing:

- 13 no. 2 bed, 4 person
- 22 no. 3 bed, 5 person
- 5 no. 3 bed, 5 person
- 5 no. 4 bed, 6 person

Retirement living apartments:

- 42 no. 1 bed 2 person
- 18 no. 2 bed 3 person

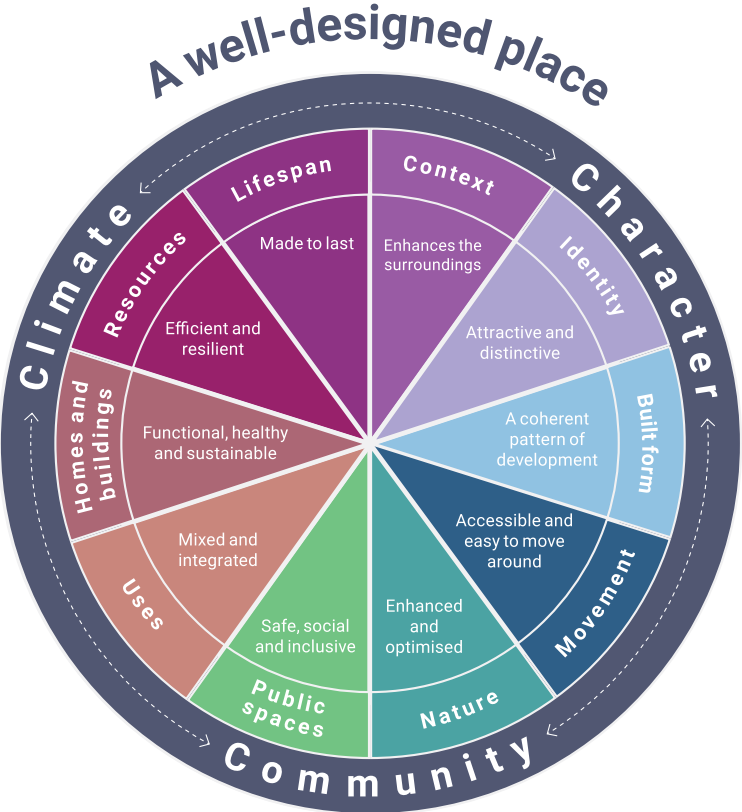


Fig.3 The ten characteristics of well-designed places [UK Government]

0 Introduction

0.4 Overall Site

The site plan [fig.4] sets the proposals in the context of the entire golf course. The overall proposal involves two separate but related parcels of land.



Key:
— Site Boundary
— Land Under Applicant's Ownership

Overall Site

Fig.4 Overall existing site [PJA]



0 Introduction

0.5 Site Composition

Site A [fig. 6.] measuring approximately 1.59 ha is located to the west of Ashbourne Grove and West View Grove, the site of the existing clubhouse and adjoining land. Site A is proposed to accommodate the individual houses and extra-care apartment building.

Site B [fig. 7.] measuring approximately 2.31 ha is located north of Ringley Road, west of the adjoining Old Standians sports ground. Site B is proposed to accommodate the relocated golf clubhouse.

Overall Site



Fig.5 Site Location [Google Maps]



Fig.6 Site A: existing site [PJA]



Fig.7 Site B: existing site [PJA]

1

Contextual Site Analysis

1.1 C1 Understand and relate well to the site

The overall site of the golf course is bisected by Stand Lane at its midpoint. The course is surrounded by a mix of residential, industrial and agricultural land.

The site connects to several adopted highways. Site A is located on Ashbourne Road, to the north of Stand Lane. Site B is located to the south of Stand Lane and to the north of Ringley Road.

Nearby key amenities (highlighted orange, fig. 8) are located within a 20-minute walk or 5-minute drive. These include primary schools [fig. 12], secondary schools, healthcare facilities, supermarkets [fig. 10] and banks. Additional community facilities, such as a post office and local shop [fig. 9], library, community centre, and leisure spaces are also available locally and support day-to-day well-being and social activity. National Cycle Network Route 6 lies within a 10-minute cycle west of Site A, providing access to the wider cycle network.

Whitefield town centre is accessed via Bury New Road [fig. 10] to the east of Site A and offers a range of local shops, cafés and services. Places of worship [fig. 11], including a church and synagogue, are within a 5-minute walk of Site A, supporting community and social engagement. There are ample public transport options (indicated



Fig.8 Overall existing site: analysis [PJA]



1

Contextual Site Analysis

in pink and purple, fig. 8) within a 10-minute walk of Site A. These include bus stops, tram stations and train connections. Whitefield Metrolink station is 850 metres from Site A (13 minute walk) and provides a 20-minute connection into central Manchester. Junction 17 (J17) of the M60 ring road lies 1.8 km south of the site (6 minutes' drive), providing access to the UK motorway network.

Site B is located within Stand Golf Club on Ringley Road. The nearest bus stop, Stand Golf Club, is 150 metres from the proposed site entrance and is served by routes including the 98 to Manchester and Bury and the 895 to Bolton and Prestwich. A further stop, Ringley Road Burnsall Avenue, lies within a 5-minute walk and provides additional services such as the 889 and 890. Whitefield Metrolink station is less than 2 km east of the site, approximately 25 minutes' walk. J17 lies 2.6 km south east of the site, approximately 7 minute drive.



Fig.9 Site context: Stand Lane local shops [Google Maps]



Fig.10 Site context: Bury New Road local shops [Google Maps]



Fig.11 Site context: Celestial Church of Christ [Google Maps]



Fig.12 Site context: Chapelfield Primary School [Google Maps]

1 Contextual Site Analysis

Old Standians Football Ground

The proposal involves the regeneration of the “Old Standians” sports ground which is currently disused and in poor condition. The existing changing facility was destroyed by fire. The ground is identified in the Bury Playing Pitch and Outdoor Sport Strategy Assessment Report.

The Old Standians ground is poorly provided for in terms of parking and has a suboptimal vehicular access [fig. 14.] The ground is poorly drained and has become overgrown [fig. 15.] Therefore the pitch is in need of significant investment



Fig.14 Site photo: constrained access to football pitch [Google Maps]



Fig.15 Site B: PRoW through site B via Ringley Road [Google Maps]



Fig.13 Existing Site B [PJA]

1 Contextual Site Analysis

1.2 C2 Value heritage, local history and culture

The Stand Golf Club House

The Stand Golf Club was founded in 1904. The course is generally considered to be good quality and is a 6318-yard par 72 standard scratch score 71 course. In addition to the club house, the course has practice facilities including two nets, chipping and putting greens, and regularly hosts community and private events to support the operational costs of the building and overall site.

“The generation of revenue from outside core golfing activities is normal for all golf clubs indeed it is essential to support their financial viability. The need to generate this “second” source of income is recognised in the Bury Playing Pitch and Outdoor Sport Strategy which we discuss later. Unfortunately, the declining condition of the clubhouse which we discuss below has led to a downward trajectory in these second income streams. Local clubs and community groups are increasingly unwilling to use the clubhouse for their activities given its declining condition. The clubhouse's condition has declined since the discussions which took place in March 2021”

Lambert Smith Hampton (LSH) planning consultant



Fig.17 Historical clubhouse photo [Stand Golf Club]



Fig.18 Current clubhouse in context [Stand Golf Club]

2 Planning History

2.1 Previous Pre-Applications

The information below outlines the time line of events that have shaped the architectural response to the site. There have been three pre-application submissions in recent years: the 1st in 2017, the 2nd in March 2021, and the 3rd in March 2024. The first two applications covered a different site boundary and brief. The brief, client team, and site extents were later redefined, leading to the current design team's submission in March 2024, which received a positive response.

Although formal written responses to the earlier pre-apps have not been available for review, PJA have undertaken an architectural analysis of the previous master-plans.

Fig. 20 shows the site proposals from the 1st pre app submission. The proposals appear not to account for the level changes along Westfield Avenue and do not take full advantage of the available views across the golf course (proposed road fronts the golf course boundary). The layout also retains access and parking where the current clubhouse is located on Ashbourne Grove, seemingly serving the proposed apartments, which would not alleviate parking or congestion issues in this area. corner, and appears somewhat overdeveloped with terraces fronting Ashbourne Grove.

It is understood that the LPA expressed a preference for locating apartments in the northern corner of the site (see Fig. 21). Whilst proposals submitted in a following pre-app included these adjustments, they still did not consider the significant level changes and congested access around Westfield Avenue.

Pre Application submitted circa. 2017



Fig.19 pre app site plan [Calderpeel Architects]

Previous Pre Applications

The formal pre-app response for 02956/E, submitted by the current design team in March 2024 confirms the LPA's support for residential development within site A and relocation of the clubhouse to site B, subject to refinement and a clear demonstration of VSC, as detailed in the accompanying planning statement and supporting documents.

Pre Application submitted circa. 2021



Fig.20 pre app site plan [Ollier Smurthwaite Architects]

2 Planning History

2.2 Current proposals(Pre-app discussions)

2024 onwards

Paddock Johnson and Westshield have revisited the proposal for the site in the context of scheme viability and a consultation with Golf Club Members has been held.

Content

- Relocation of clubhouse to site B, designed to suit current needs
- mix of 2-4 bed dwellings and retirement living apartments
- Associated tweaks to the golf course and the refurbishment of Old Standians football ground.

Informal Discussion / Statutory Consultee Response

- Proposed access into new residential development from West View Grove deemed not acceptable in highway safety terms
- LPA requested to increase distance between proposed apartments and nw boundary (large industrial units)

Overall Site

Pre-app 02956/E (04.04.2024)



Fig.21 Pre-app 02956/E Site layout [PJA]

2

Planning History

2.3 Clubhouse relocation options appraisal

A range of possible locations for the relocated clubhouse was appraised to understand how each option would affect the course layout, local amenity and the operational needs of the golf club. The diagrams shared with the planning authority at pre application stage illustrated that the northern edge of the site, shown in options one and two, would introduce significant constraints. Both locations would place the clubhouse close to existing homes with a risk of noise impact during events, require extensive tree removal, and offer limited scope for parking and supporting facilities. They would also require substantial alterations to several holes to maintain the Par seventy two Standard Scratch Score seventy one layout and would affect the openness of views from neighbouring dwellings.

Clubhouse relocation site selection

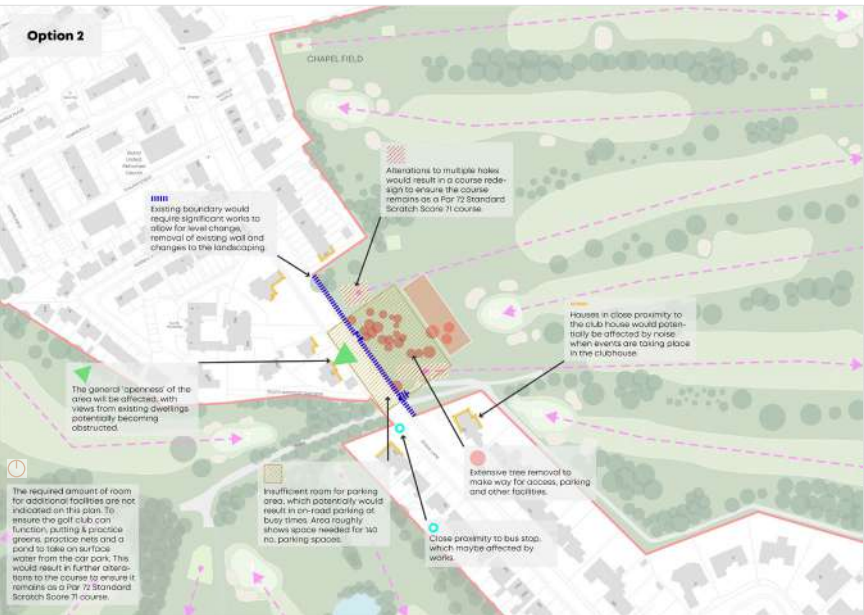
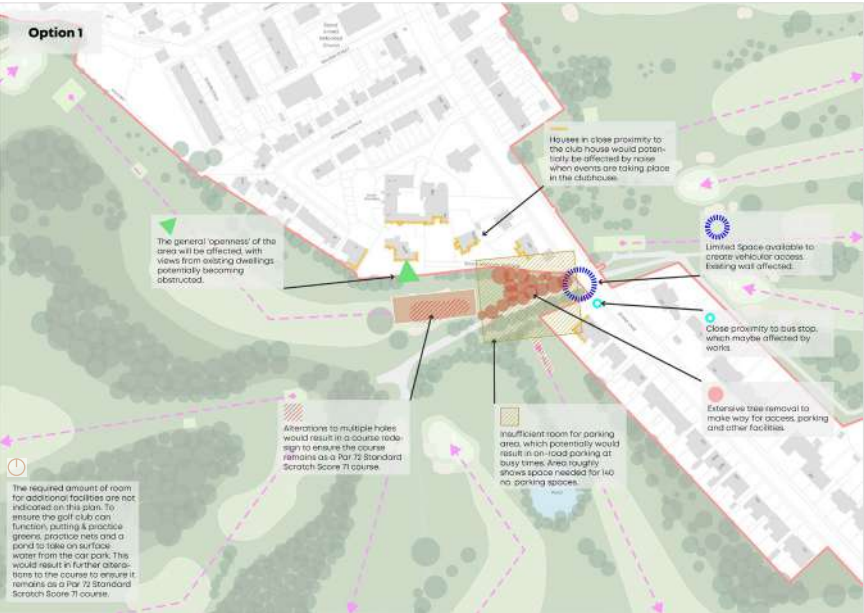


Fig.22 Options appraisal Sites 1 & 2 [PJA]

2

Planning History

Further testing along the eastern boundary, shown in option three, confirmed similar issues including significant earthworks, limited parking capacity, impacts on nearby houses and further redesign of the course to retain the Par seventy two Standard Scratch Score seventy one layout.

The southern area of Site B, shown in option four, provided a clear and supported alternative. This location uses existing topography to preserve openness and residential outlook, avoids impact on nearby homes, allows generous space for parking and all supporting facilities, and requires only minimal tree removal. Most importantly, it enables the course to remain unchanged while consolidating sports uses in one coherent setting.

Clubhouse relocation site selection

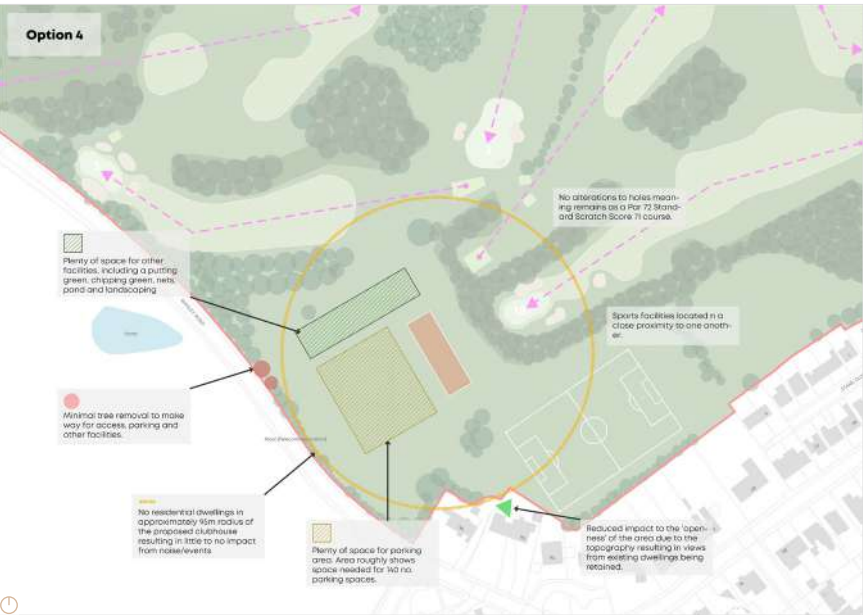
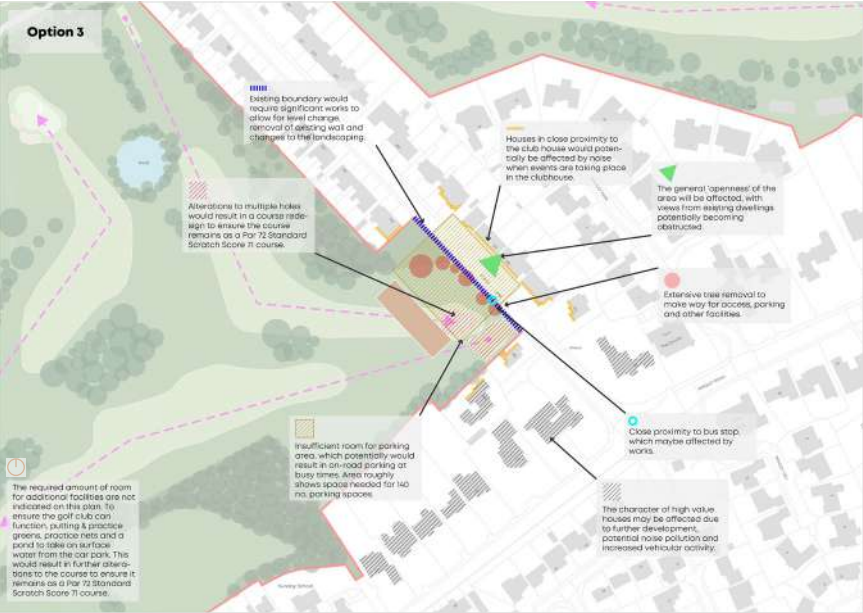


Fig.23 Options appraisal Sites 3 & 4 [PJA]

3 Planning Policy

3.1 Green Belt: NPPF 153, 154 & Policy OL1/2

The majority of the site is designated as green belt under *Places for Everyone*, meaning that any development must comply with NPPF paragraph 154 and policy OL1/2. Paragraph 153 states that substantial weight must be given to green belt harm, and that ‘very special circumstances’ (VSC) must clearly outweigh this harm. Paragraph 154 defines new buildings as inappropriate development in the green belt, except in specific circumstances.

The existing clubhouse is located on site A, a portion of which lies in the green belt. Its current location has a greater impact on both the green belt and neighbouring residents, due to limited infrastructure and close proximity to existing dwellings. The proposal seeks to relocate the clubhouse into site B, which is also designated as Green belt. This relocation would reduce the impact currently arising from the existing clubhouse and deliver an overall improvement to the green belt portion of site A. Locating the clubhouse within site B is therefore considered to align with the exceptions set out under NPPF paragraph 154 (b).

For the proposed 106 new homes within site A, it is considered that the criteria for VSC is met. The accompanying planning statement prepared by LSH provides detail in support of this position. Sites A and B are submitted as a combined application, following advice received during the Pre-Application process with Bury LPA.

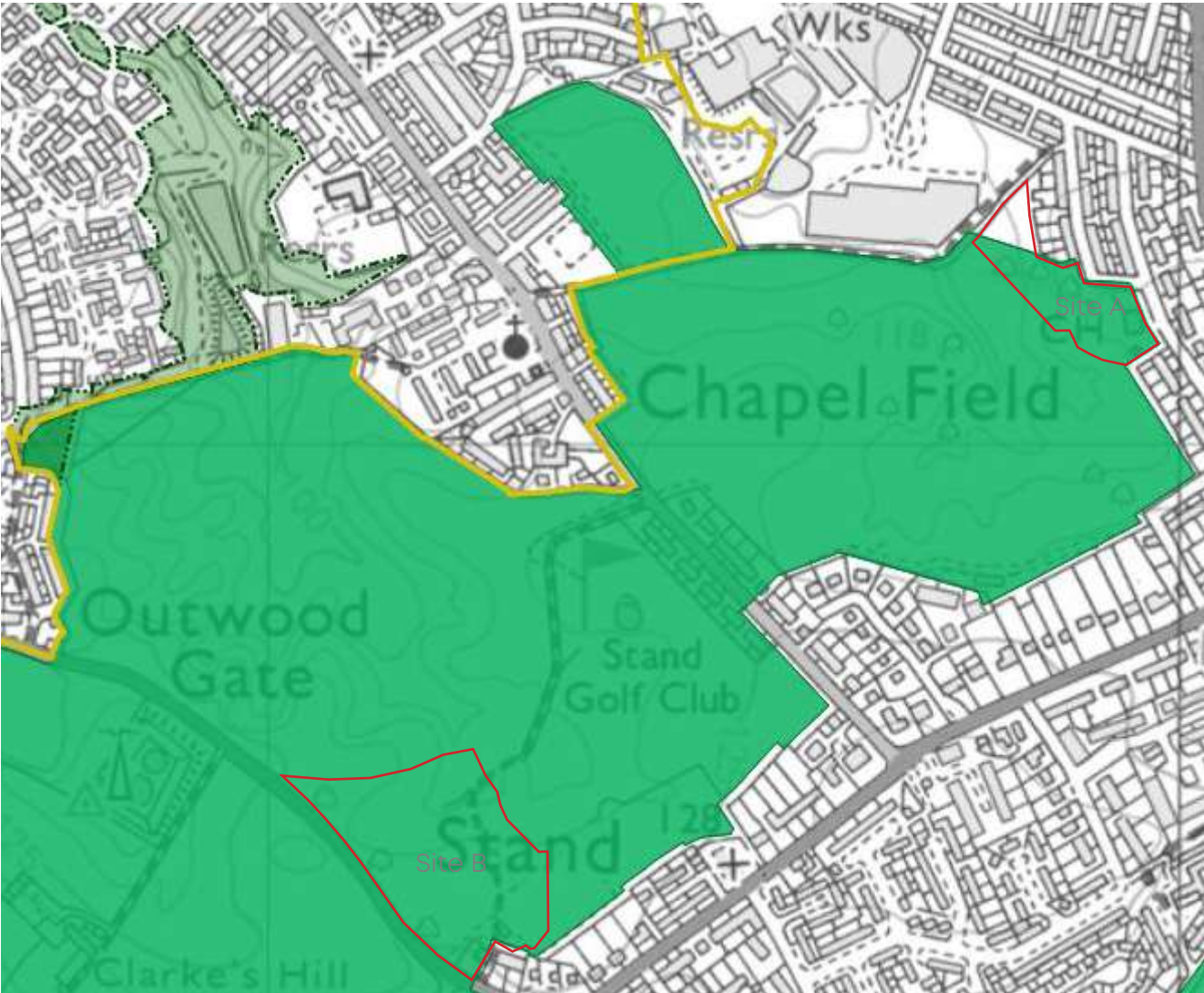


Fig.24 Green Belt Policy Map overlay with Site A and B indicated [Bury Council]

NPPF 153, 154 & Policy OL1/2: Green Belt

4 Community Consultation

4.1 Consultation

Consultation for the current scheme took place on 6 August at the existing clubhouse. During the AGM, PJA and Westshield presented the design proposals to club members and invited feedback.

Large-scale presentation boards illustrated the vision for a scheme centred on high-quality architectural and landscape design, minimising impact on the green belt and celebrating views of the surrounding area. The session aimed to share the developing proposals, gather feedback, and ensure the design approach remained responsive to both client aspirations and the wider community.

Feedback

The proposals were well received, with members voting in support. A key comment raised was the position of the members' terrace. While its north-facing orientation provides views towards the tee of hole 1 and hole 18, it limited access to south-facing outdoor space. In response, the design was revised to include a second, south-facing members' terrace, screened from the car park and entrance approach by extensive planting.

AGM members consultation



Fig.25 Consultation boards at AGM [PJA]

Design response



Fig.26 Adjustments following consultation: west terrace [PJA]

Overall Site

5.1 C1 Understand and relate well to the site, its local and wider context

The proposal is to demolish the existing clubhouse on Site A and construct a new clubhouse on Site B, which is club-owned land outside the current course. To fund this, Site A and adjacent land near West View Grove will be redeveloped to provide 45 dwellings and a retirement living facility with 60 apartments, the minimum requirement to deliver the clubhouse while maintaining the area's openness and character.

5.2 C2 Value heritage, local history and culture

The site lies within Whitefield, around 8 miles north of the city centre. Historically, Whitefield formed part of the township of Pilkington within the parish of Prestwich-cum-Oldham. The area developed during the 18th and 19th centuries from a small hamlet into a residential settlement influenced by industrial growth in nearby Manchester and Bury.

Site A contains the current clubhouse and part of the existing course. It sits within a predominantly residential area with green spaces that contribute to its suburban character. The site is not within a conservation area, and there are no listed buildings within its boundary. Several Grade II listed buildings lie nearby on Stand Lane but are well separated and would not be affected by the proposed development.

The golf course lies within Flood Zone 1, indicating low flood risk. The site is not within an air quality assessment area but falls within a Coal Mining Reporting Area. Supporting documents demonstrate policy compliance.



Fig.27 Existing site A: analysis [PUA]

6.1.11 Respond to existing local character and identity

The existing clubhouse is in a poor and deteriorating condition, which has had a direct impact on both its financial viability and continued community use. Income from secondary activities, essential to the club's long-term operation, has reduced as the building fabric has worsened since 2021.

The structure has been extended several times to accommodate changing needs, resulting in a fragmented layout with poor circulation and inefficient use of space. Damp is evident, and the construction offers limited thermal performance, leading to excessive energy use and an elevated carbon footprint. Accessibility is substandard and does not meet the requirements of the Equality Act 2010. The building also lacks appropriate facilities for younger members, constraining youth coaching and engagement. Parking provision is inadequate and disorganised, leading to vehicles parking on the public highway and causing local disruption.

Due to ongoing financial constraints and reduced reserves, the club is unable to fund the level of investment required to address these deficiencies. As outlined in Drees & Sommer's Condition Survey and Roger Hannah's Viability Statement, submitted in support of this application, the current position is not sustainable without redevelopment.



Fig.28 Existing clubhouse east elevation [RJA]



Fig.29 Poor accessibility [Drees & Sommer]



Fig.30 Structural failing [Drees & Sommer]



Fig.31 Poor parking [Drees & Sommer]

The surrounding context presents a variety of architectural character, which has informed the design approach for the proposed development.

Ashbourne Grove

This street is home to a mix of traditional and contemporary dwellings, some featuring timber detailing. Recent properties and extensions generally respect the established street scene in terms of scale, while introducing variation in form and material. Most houses are brick-built, typically incorporating bay windows, gabled roofs, and modest front gardens.

Ringley Road

Characterised by larger detached homes set back from the road within landscaped plots, Ringley Road presents a varied yet harmonious street scape. The range of styles and materials contributes to a coherent and well-established suburban character.

Bury/ Radcliffe New Road

This section of the wider context is defined by predominantly semi-detached and terraced housing. The material palette is more uniform, with red brick as the principal material and occasional horizontal stone coursing, giving the area a consistent and traditional appearance.



Fig.32 Local context along Ashbourne Grove [Google Maps]



Fig.33 Local context along Ringley Road [Google Maps]



Fig.34 Local context along Bury/Radcliffe New Road [Google Maps]



Fig.35 New housing Ringley Road [Google Maps]



Fig.36 Apartments Ashbourne Grove [Google Maps]

Identity

6.2 I2 Well-designed, high quality and attractive places and buildings

The surrounding area includes a number of contemporary dwellings. The proposed scheme takes cues from local materials and varied roof forms to create a contextually responsive yet contemporary character. Durable, low-maintenance materials appropriate to the setting are proposed, with variation in roof-scape, massing, and house type used to enhance the site's visual interest and identity (see Figures 34 and 35).

6.3 I3 Create character and identity

The proposals aim to respect and reinforce the local character while elevating design quality. The layout and form respond sensitively to the site's topography and immediate context, drawing on established local precedents. The design seeks to balance continuity with a distinct architectural identity. Larger homes positioned along the golf course boundary maintain the existing rhythm of substantial single-family dwellings.



Fig.37 Ashbourne Ave. viewed from within the course [PJA]



Fig.38 Industrial building nw site A boundary of Site A



Fig.39 Indicative CGI of proposed dwellings overlooking golf course along sw boundary [PJA]

Built Form

7.1 B1 Compact form of development

Site A presents several physical constraints that have informed the design approach. The existing topography rises toward the north-eastern corner of the site, creating a north-facing slope that limits sunlight penetration and affects surface water drainage. This gradient requires careful management to prevent runoff and erosion. Two pumping stations, one foul and one for surface and groundwater, are identified on the proposed site plan.

The master-plan reflects the established urban grain and maintains a comparable density per hectare. Detached and semi-detached homes are the predominant types, consistent with the surrounding area, with all parking provided within the curtilage of each plot, either to the front or side of dwellings.

In response to pre-application feedback from the Local Authority, the retirement living apartments have been repositioned further from the shared boundary with the industrial site to the north, increasing the interface distance. This adjustment is illustrated by the yellow buffer shown in Figure 38.



Fig.40 Proposed Site A: analysis [PJA]

7 Built Form

7.2 B2 Appropriate Building Types and Forms

The proposals for Site A create a coordinated collection of homes unified through shared materials and a clear architectural language. The consistent rhythm of windows and use of contemporary yet familiar domestic materials give the development a strong connection to its surroundings while maintaining visual interest and identity.

Housing: Design

There are 14 bespoke house types, each responding to the site's topography and character. Homes range from 2B4P units of around 79m² to 4B8P units of around 170m².

Type C1 benefits from a lower-ground floor that makes use of the natural slope, reading as a typical two-storey home from the street while stepping down at the rear to form a lower-ground extension backing onto the golf course.

Other house types follow site levels with subtle changes, maintaining accessibility, build efficiency, and a varied, engaging street-scape.



Fig.41 Site A proposed plan & house type elevations [RJA]

7 Built Form

Housing: Materials

The proposed material strategy establishes a refined and durable palette that reflects local character while giving the development a clear, contemporary identity. The focus is on texture, tonal balance, and subtle variation, ensuring the scheme integrates sensitively with its surroundings.

Primary treatments adopt warm, muted tones with complementary accents used to define façades and provide visual depth. Lighter finishes are introduced selectively to soften the overall composition and create rhythm across the street-scape. Window and opening surrounds emphasise proportions and articulation, contributing to a cohesive architectural language.

Roofscapes are designed in subdued tones consistent with the local context and will incorporate photovoltaic panels, to be detailed at RIBA Stage 4. As there is no single prevailing style in the area, the proposals take a contemporary yet contextual approach, guided by scale, proportion, and material quality. Final specifications will be confirmed through technical coordination and agreement with the Local Planning Authority.

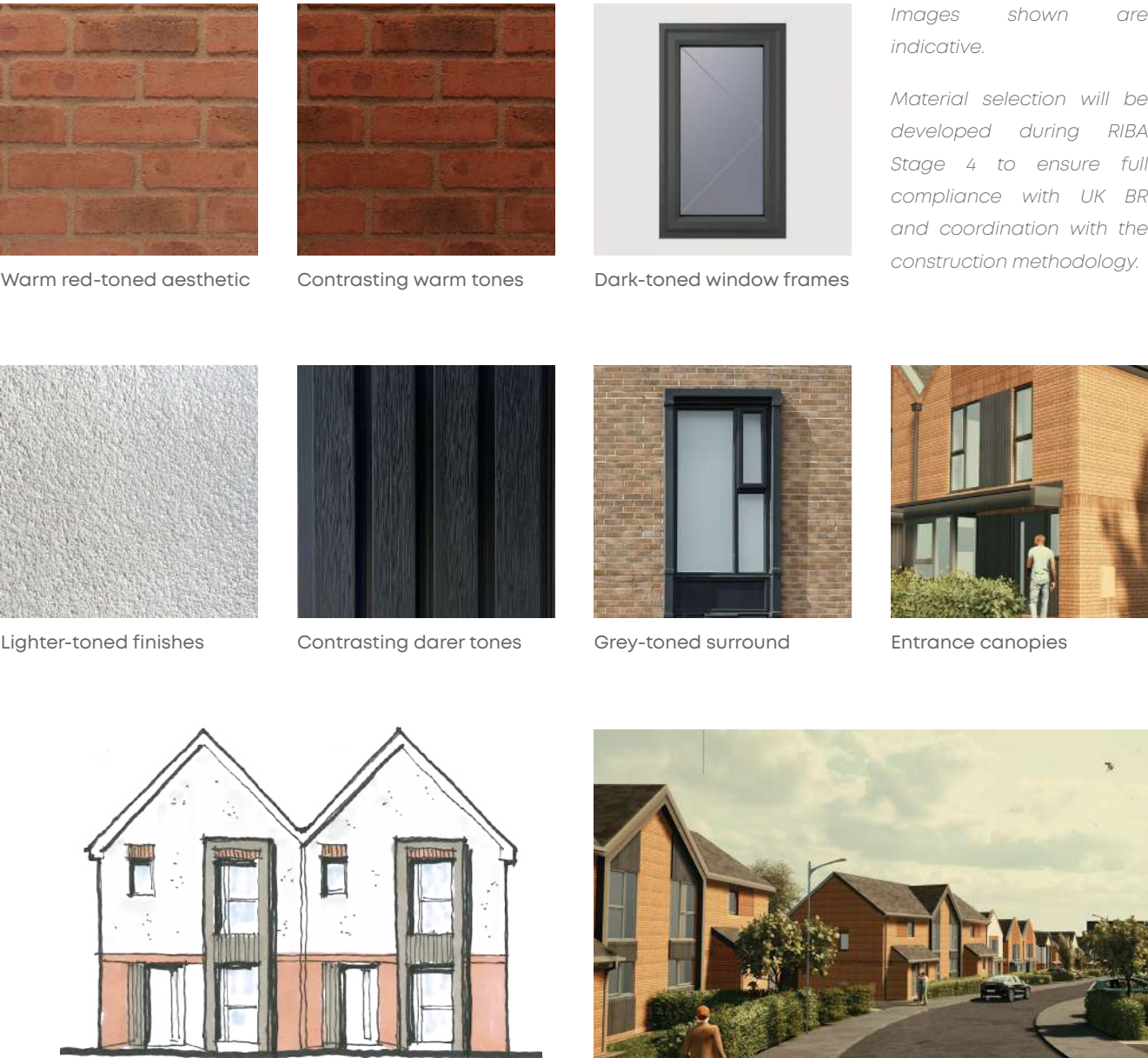


Fig.42 Design development sketch [RJA]

Fig.43 CGI proposed scheme from new road [RJA]

7

Built Form

Retirement Living Apartments: Design

Sixty apartments are proposed, comprising a mix of 1B2P and 2B3P homes. All units have been designed to meet NDSS and Category M4(2) of the Building Regulations.

Shared amenities include a communal lounge and buggy store. West-facing apartments feature projecting balconies with open views across the golf course and green belt, offering a quality of outlook rarely achieved within affordable housing developments. All other apartments incorporate Juliette balconies to provide oblique views toward the same landscape, while lower-ground units open directly onto landscaped amenity space via private terraces.

The top storey is expressed in a contrasting tone and finish, emphasising the building's horizontal proportions and reducing its perceived height.

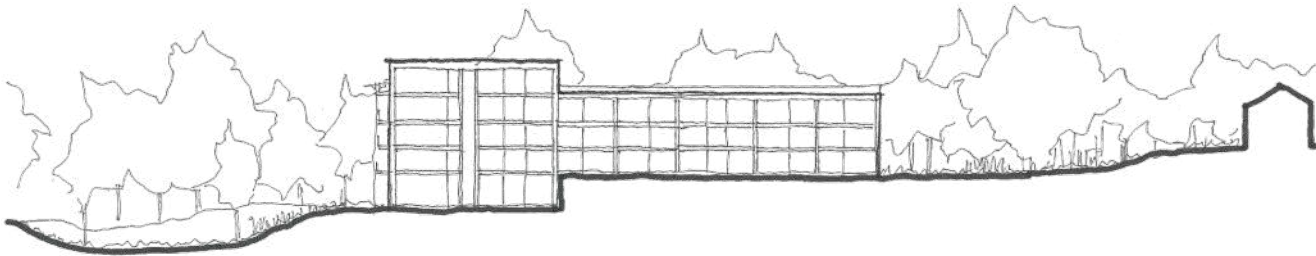


Fig.44 Sketch section of apartments in context [PJA]



Fig.45 View of apartments from parking court [PJA]

7

Built Form

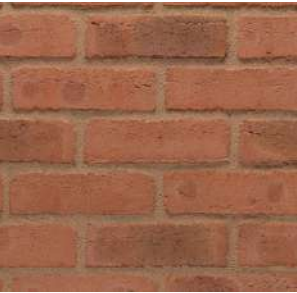
Retirement Living Apartments: Materials

The apartment building adopts a complementary yet distinct character, defined by a restrained palette and careful articulation that helps to break down its overall scale. The façades are composed with a strong base, a consistent rhythm of openings and projecting balconies through the middle, and a recessed upper storey in a darker tone to reduce perceived height and massing.

Warm, muted tones are balanced with lighter elements to create contrast, while the varied texture and pattern of the elevations add depth and visual interest. Roof treatments in soft grey shades reference traditional forms interpreted in a contemporary way.

West-facing balconies and the stepped landscape edge maximise daylight, outlook, and external amenity, while softening the building's relationship with its surroundings. The design balances a modern identity with sensitivity to local character. Final finishes will be agreed at RIBA Stage 4 in coordination with the Local Planning Authority.

The development has been designed to accommodate a broad mix of residents, drawing



Warm red-toned aesthetic



Contrasting warm tones



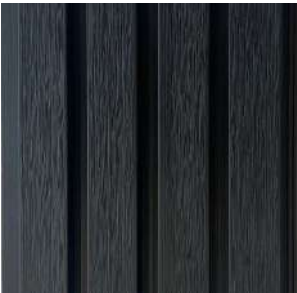
Dark-toned window frames

Images shown are indicative.

Material selection will be developed during RIBA Stage 4 to ensure full compliance with UK BR and coordination with the construction methodology.



Lighter-toned finishes



Contrasting darker tones



Projecting balconies



Entrance canopies



Fig.46 Indicative views of proposed apartments [PJA]

7

Built Form

7.3 B3 Destination

on the registered provider's established model to promote an inclusive and well-balanced community. The design approach combines sensitivity to context with efficient use of scale and form, responding to the site's topography, levels, and drainage constraints. The resulting built form sits comfortably within its setting.

Larger 4B6P homes line the golf course boundary, making use of the existing slope to incorporate a partial lower-ground level at the rear. These plots benefit from long views across the course and green belt. Their form and proportions relate to dwellings on Ashbourne Grove, providing visual continuity when viewed from the course. Dwelling orientation has been carefully arranged to capture key views and enhance the overall outlook, with rear elevations composed to maintain balance and rhythm through varied roof pitches, considered window placement, and well-proportioned massing that integrates naturally with the landscape backdrop.



Fig.47 Indicative view of apartments from golf course [PJA]



NPPF Chapters 9, 11 & 12

7

Built Form

NPPF Chapter 9 promoting sustainable transport para 109-111 & 115

The proposal makes efficient use of the site without creating a sense of over development, optimising density in line with local character and accessibility. Streets and parking are carefully integrated within the layout to promote connectivity and support a walk-able neighbourhood.

NPPF Chapter 11 Making effective use of land para 124, 129-130

The proposals are of a scale and massing that respond sensitively to local character while establishing a distinct sense of place, guided by relevant design codes and best practice. The design has been developed in accordance with Bury's Supplementary Planning Documents and local planning policy, which have informed key principles throughout the process.



Fig.48 Indicative view of proposed housing [PJA]



Fig.49 Indicative street scene[PJA]

7

Built Form

NPPF Chapter 9 12 Achieving well designed places. Para 131-138 / 135 a-f

The layout places key destinations and shared facilities within a clear and connected network of streets and routes, encouraging walking, cycling, and access to public transport. The arrangement of spaces creates a strong sense of place, with well-defined frontages, legible routes, and active edges that support community interaction and safety. The built form, landscape, and street design work together to establish a coherent and distinctive environment that balances character, accessibility, and long-term sustainability.



Fig.50 Indicative CGI of housing [PJA]

NPPF 9, 11 & 12

8

Movement

8.1 M1 A connected network of routes for all modes of transport

The site entrance from Ashbourne Grove has been carefully designed to minimise impact on both existing and proposed residents. The design has been developed in collaboration with transport consultants and civil engineers to ensure safe access, alleviate existing congestion associated with the current golf club car park, and reduce traffic pressure on surrounding roads.

Parking is provided across the development, with two spaces accommodated within the curtilage of each dwelling. No on-street parking is proposed, creating a safer, more attractive residential environment and reducing local congestion.

The site benefits from strong public transport connections. Dales Lane bus stop on Radcliffe New Road and Higher Lane bus stop on Church Lane are both within a five-minute walk, providing services 98, 513, 889, 890, and 900 to destinations including Ainsworth, Bury, Prestwich, Radcliffe, and Manchester city centre. Whitefield Metrolink station is approximately a ten-minute walk, offering direct connections to Bury, Manchester, and the wider national network. Pedestrian routes to these services are clearly defined and accessible via the adopted public highway.

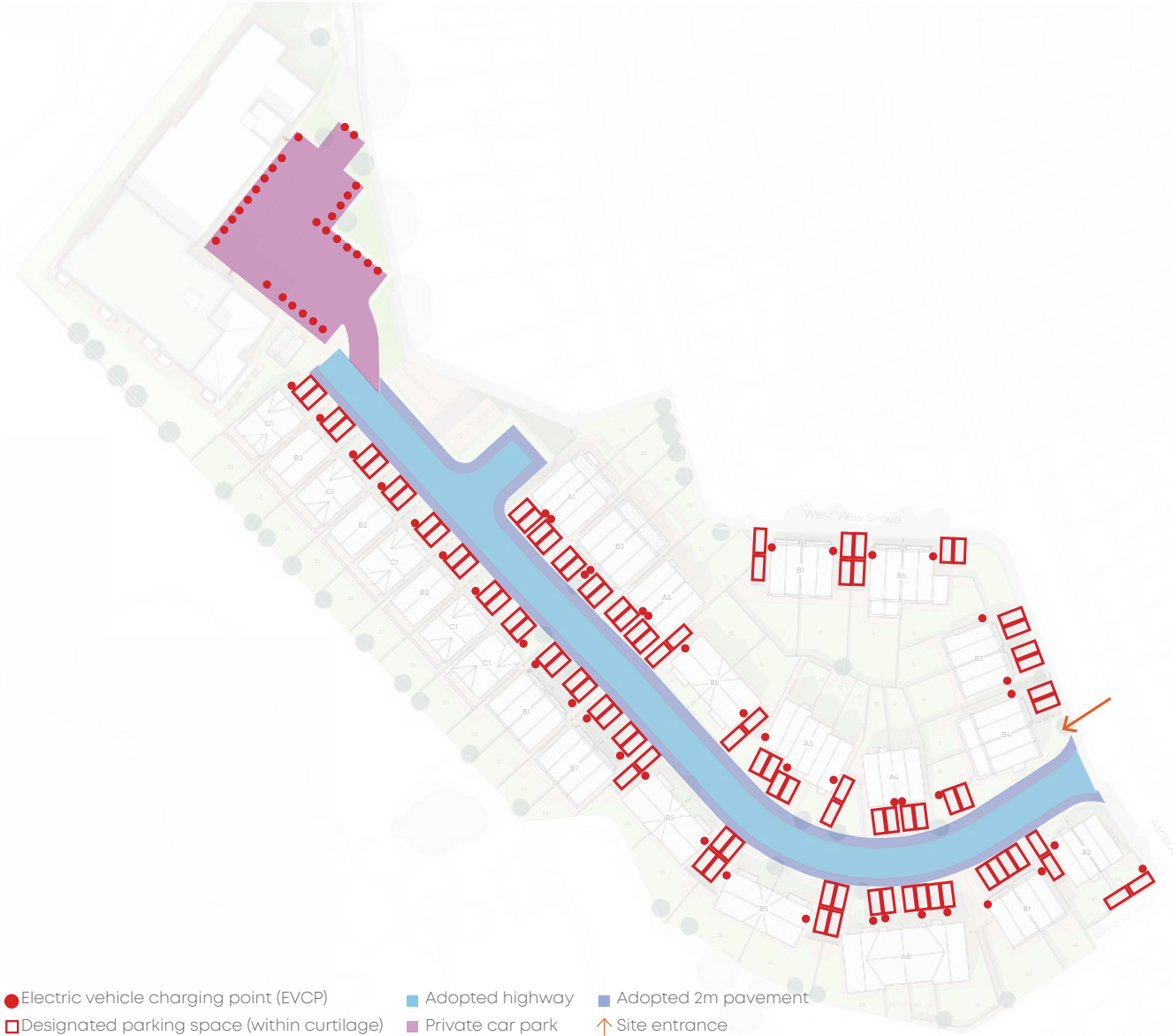


Fig.51 Accessibility plan NTS [PJA]

8 Movement

8.2 Active travel

Well-designed places prioritise accessibility and convenience. Site A provides a minimum of one cycle space per dwelling to encourage active and sustainable travel. Pedestrian routes connect seamlessly to the adopted public highway extending towards nearby amenities, promoting walking and cycling as alternatives to car use.

The apartment building includes a dedicated car park accessed directly from the public highway, alongside a secure mobility scooter store and charging facility at ground floor level. This space connects to the public highway via accessible paving that extends around the perimeter of the building. The development has been designed for safe, efficient movement throughout, with off-street

8.3 M3 Well-considered parking, servicing and utilities infrastructure

parking and pedestrian-friendly routes built to adoptable standards. Eight dwellings are served directly from existing highways (Plots 1–4 via West View Grove and Plots 5–7 and 45 via Ashbourne Grove). A new internal road from Ashbourne Grove serves the remaining 38 homes. Thirty parking spaces are provided for the retirement living apartments, reflecting lower car ownership levels among residents and supporting sustainable travel choices in this well-connected location.



Fig.52 Indicative CGIs of proposed scheme from golf course [PJA]

9 Nature

9.1 NDG Provide a network of high quality, green open spaces

The site is well connected to green infrastructure, with Springwater Park and Coronation Park within a fifteen minute walk. Stand Golf Club provides visual amenity for residents while maintaining full access for club members. The wider setting adjoins Chapelfield Nature Reserve and Hollinhurst Playing Fields, offering further opportunities for recreation and play.

Landscape proposals by TEP respond to context and provide “a high quality landscape setting to the development that respects the surrounding landscape” and “a desirable and healthy place to live”. Existing vegetation is retained where possible and supplemented with “native scrub planting and a native wild flower meadow grassland to its periphery to reinstate a diverse habitat edge”. Around the apartments there will be “native wild flower meadow grassland” with “a native hedgerow and line of tree planting” to deliver screening and filtered views to the golf course. An “informal mown path” through the meadow will provide amenity for residents. Ornamental areas use “robust and low maintenance shrubs, grasses, herbaceous and climbers” to soften edges. A sedum green roof and a communal terrace to the apartments provide outlook across the golf course and the Green Belt.



Fig.53 Nature overlay [PJA]

9.2 N2 Improve and enhance water management

Planting selection follows TEP principles to “consider sustainability through the careful selection of plant species” and “to ensure the proposed planting is resilient to the anticipated effects of climate change”. Planting mixes include wet tolerant species through the use of EM2 and EH1 wild flower meadow seed.

The proposals “maximise the retention of existing tree cover and other landscape features on the boundaries of the site to screen the impact of built development”. New planting will “improve existing habitats which offer variety and an interconnected network of wildlife corridors where possible”.

9.3 N3 Support rich and varied biodiversity

Areas around the apartments will include “native wild flower meadow grassland” and “a native hedgerow and shrub planting” to screen the site boundaries and integrate the development with its surroundings. Rear garden boundaries adjoining West View Grove will be softened with “climbing plants on trellises”, and two pump stations will be “screened with native hedgerow planting”.

Species mixes for wild flower, hedgerow, and scrub planting are provided within the submitted planting plans. Refer to TEP documents for further information.



Fig.54 Site A Landscape master-plan [TEP]

10.1 P1 Create well-located, high quality and attractive public spaces

The layout brings buildings, parking and landscaping together in a coordinated and welcoming way. Although the adjoining golf course land is privately owned, the existing Public Right of Way offers a safe and direct pedestrian link across the course. Apartments looking onto the course enjoy open views across the Green Belt, and the communal lounge provides elevated views that help residents feel connected to the surrounding landscape.

The accompanying planning statement produced by Lambert Smith Hampton explains that no on site public open space is proposed to minimise Green Belt loss, and that Site A is less than 800m from Hamilton Road Park and Playground with safe adopted foot ways leading to it. Full details are set out in the planning statement.

10.2 P2 Provide Well-Designed Spaces That Are Safe

Safety has shaped the design. Parking sits within curtilage to support natural surveillance, and quieter areas of the site accommodate residents who benefit from reduced activity. Planting to the front of the new homes provides privacy and softens the relationship with the street. Routes through the site are clear and easy to follow. Communal planting around the apartments offers pleasant places to pause and meet others. For the houses, small front gardens and nearby parking

create moments where neighbours naturally cross paths, helping to support a friendly residential setting.

10.3 P3 Ensure Public Spaces Support Social Interaction

The development encourages day to day interaction through active frontages, varied street scape

views and clear connections between homes. Landscaped areas around the apartment building offer comfortable spaces for short breaks and informal conversation. For the houses, front gardens and parking areas enable regular passing contact, helping the new community feel connected and welcoming.



Fig.55 Landscape proposals [TEP]

11.1 U1 A mix of uses

Site A sits in a sustainable location with convenient access to schools, shops, healthcare, leisure and community facilities along Bury New Road and within Whitefield. These nearby services support daily life and encourage sustainable travel by being within walking and cycling distance. While the development itself is residential, its location places residents close to a broad range of uses that meet the varied needs of the local community. Shared internal areas within the apartment building provide additional amenity for residents but are not part of the wider mix of local uses referenced in NDG U1.

11.2 U2 A mix of home tenures, types and sizes

The scheme offers a balanced range of homes to meet different needs and ages. It includes an extra care apartment building containing one and two bedroom units and 45 two to four bedroom houses. This mix supports individuals, couples, families and older residents. The retirement living apartments comprise 57 percent of the overall number of homes and will all be delivered as affordable housing. All homes are designed to the same quality to ensure a consistent standard and an integrated residential environment in line with NDG U2.

11.3 U3 Socially inclusive

The layout has been arranged to support social inclusion and integration. Pedestrian routes, shared spaces and landscaped areas are designed to feel open and accessible, avoiding features that could create actual or perceived barriers between residents or between the development and its surroundings. All homes and external shared areas are designed to the same quality, ensuring no group is disadvantaged. Inclusive design principles enable all residents to use and enjoy the development equally, in accordance with NDG U3.



Fig.56 Indicative view of proposed housing [PJA]

36

12.1 H1 Healthy, comfortable and safe internal and external environment

Dwellings are designed with efficiency and well-being in mind. All habitable rooms benefit from ample natural light and ventilation, carefully balanced to minimise the risk of overheating. Designs comply with the 2022 update to Part L of the Building Regulations, ensuring thermally comfortable homes with reduced utility costs.

Internal layouts are functional and adaptable, providing adequate space for everyday activities and the changing needs of residents. Safety, security, privacy, and accessibility are considered from the outset, ensuring inclusivity and resilience.

12.2 H2 Well-related to external amenity and public spaces

The development has been carefully integrated with its external spaces to ensure that both private and shared areas are high quality, safe, and fit for purpose. Car parking is overlooked to provide natural surveillance, while planting and landscaping establish clear and attractive thresholds between public and private space.

Shared amenity areas around the apartments create safe, well-overlooked spaces for relaxation, play, and social interaction. Private amenity spaces, including gardens, terraces, and balconies, provide residents with outdoor areas that balance outlook and privacy. The arrangement of buildings responds

to the site's topography, reducing visual impact on neighbouring properties and creating a sensitive relationship with the wider landscape.

12.3 H3 Attention to detail: storage, waste, servicing and utilities

The apartment building incorporates an integral bin store, giving residents convenient and level access to waste disposal facilities. Waste collection for the apartments will be managed by the RP building operator, with an external pick-up area located by the car park entrance to ensure efficient collection in line with Bury's requirements. A maintenance strategy will be prepared for areas beyond the adopted highway.

For the houses, bin storage and collection zones are integrated within each plot to minimise visual impact and maintain convenience. Emergency service access has informed the design of streets and shared surfaces, with a turning head provided to ensure compliance for refuse and service vehicles.

In line with the NDSS, all homes have compliant internal storage, with further provision for cycle storage across the development (one space per dwelling). These measures demonstrate a commitment to supporting sustainable travel and ensuring day-to-day servicing and utilities are managed discreetly, safely, and efficiently.



Fig.57 Cycle/bin store overlay [PJA]

13 Resources

13.1 R1 Follow the energy hierarchy

The design follows a fabric first approach, prioritising well insulated envelopes to reduce energy demand. The external wall build up has been developed to meet the enhanced standards of Part L, supporting consistent internal comfort and lower running costs. Consideration has been given to managing solar gain and ventilation in line with Approved Documents O and F to help reduce overheating risk as the design develops. The roof of the apartment building provides space for photovoltaic panels, allowing renewable energy generation to contribute to reduced operational energy use. The simple forms of the houses support efficient layouts that meet the nationally described space standards.

13.2 Careful selection of materials and construction techniques

Materials have been selected for durability, thermal performance and reduced environmental impact, with locally sourced products used where appropriate. High insulation levels and improved airtightness support energy efficiency, while whole dwelling mechanical ventilation provides consistent indoor air quality. Water saving measures and low energy LED lighting support reduced resource use. The design allows for internal adjustments over time where feasible so homes can respond to changing needs without major alterations. These measures help deliver an efficient and robust development in line with NDG R2.

13.3 R3 Maximise Resilience

The design responds to long term environmental conditions by incorporating high insulation levels, natural ventilation strategies and appropriate management of solar gain to support internal comfort. Landscape planting within private and shared residential areas offers shade, improves air quality and contributes to local biodiversity. The buildings apply passive design principles to manage temperature, ventilation and daylight, helping the homes remain comfortable as climate conditions change.

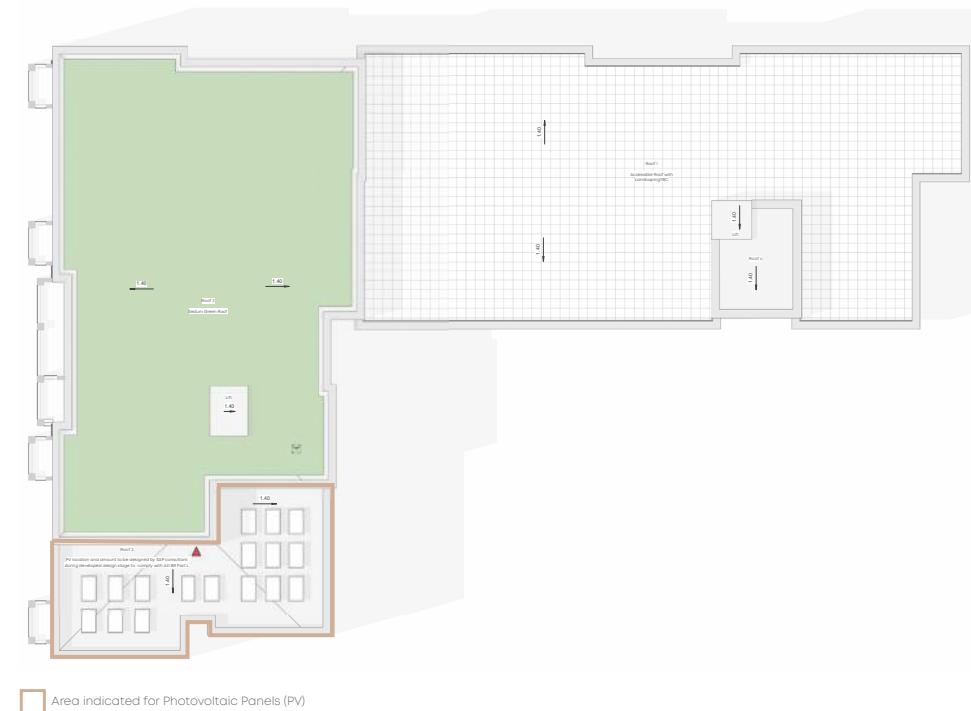


Fig.58 Apartments proposed roof plan [RJA]

14 Lifespan

14.1 L1 Well-managed and maintained

The development uses durable materials and simple construction methods to support long term maintenance. Management responsibilities are clearly defined, with the registered provider overseeing the extra care apartments and associated shared areas, and individual homeowners responsible for their own houses and private plots. Shared residential spaces, parking, landscaping and waste management have been planned from the outset to be easy to maintain and straightforward to manage. Continuous access around buildings supports efficient servicing, and early coordination with the registered provider helps ensure management systems match residents needs.

14.2 L2 Adaptable to changing needs and evolving technologies

Internal layouts can be adapted over time, with non load bearing partitions allowing residents to reconfigure spaces as their needs change. High speed digital connectivity and provision for electric vehicle charging across the development support modern living, remote working and sustainable travel. These measures allow the homes to respond to evolving technologies in line with NDG L2.

14.3 L3 A sense of ownership

Homes are designed to feel durable, comfortable and easy to look after, helping residents establish a strong sense of ownership. Private front gardens, entrances and outdoor spaces are clearly defined, supporting personalisation and individual identity. Shared facilities within the extra care apartments, including the communal lounge, roof terrace and private balconies, provide welcoming spaces for residents to meet and spend time while remaining private to those living in the building. Clear boundaries between private and shared areas support a lived in, well cared for neighbourhood.



Fig.59 Indicative view of proposed housing [RJA]

Site A provides new homes in a sustainable and well connected location that supports local needs and wider policy aims.

The mix of houses and affordable apartments helps meet Bury's housing targets and offers choice for different households. Its position close to Whitefield town centre will add activity, support local services, and strengthen day to day footfall.

The homes are designed to be adaptable, energy efficient, and resilient, with layouts that reflect modern living requirements.

Overall, the scheme shows how development at Site A can contribute to housing delivery, local vitality, and long term community benefit while helping to secure the future of the golf club and its relocated clubhouse.



Fig.60 Site A CGI's [PJA]



16 Context

16.1 C1 Understand and relate to the site, its local and wider context

Site B sits within privately owned golf course land on Ringley Road, positioned where the course meets the edge of the residential area. Following pre application discussions and meetings with the golf club, this location was identified as the most practical and least disruptive place for the new clubhouse, offering space for access, parking and facilities while maintaining the wider course layout. The setting includes residential neighbourhoods to the southwest, open farmland and rural buildings to the east and southeast, and the established golf landscape to the north. A Public Right of Way runs through the wider course, contributing to local movement patterns. The clubhouse position within a natural dip reduces visual impact and supports a gentle relationship with the Green Belt surroundings.

16.2 C2 Value heritage, local history, and culture

The design responds to the long established sporting character of the site, where Stand Golf Club has formed part of the local sporting landscape for over a century. Its siting supports both the golf club and the adjacent Old Standians sports ground, reflecting the area's ongoing community and recreational use. The site contains no designated heritage assets and sits outside any conservation area. Tree removal is limited and the low fluvial risk of Flood Zone 1 supports the incorporation of SuDS and landscape planting.

The site also lies within a Coal Mining Reporting Area, which has been considered as part of the baseline constraints. The design draws on the local vernacular through simple building forms and materials that sit comfortably within the rural Green Belt context.

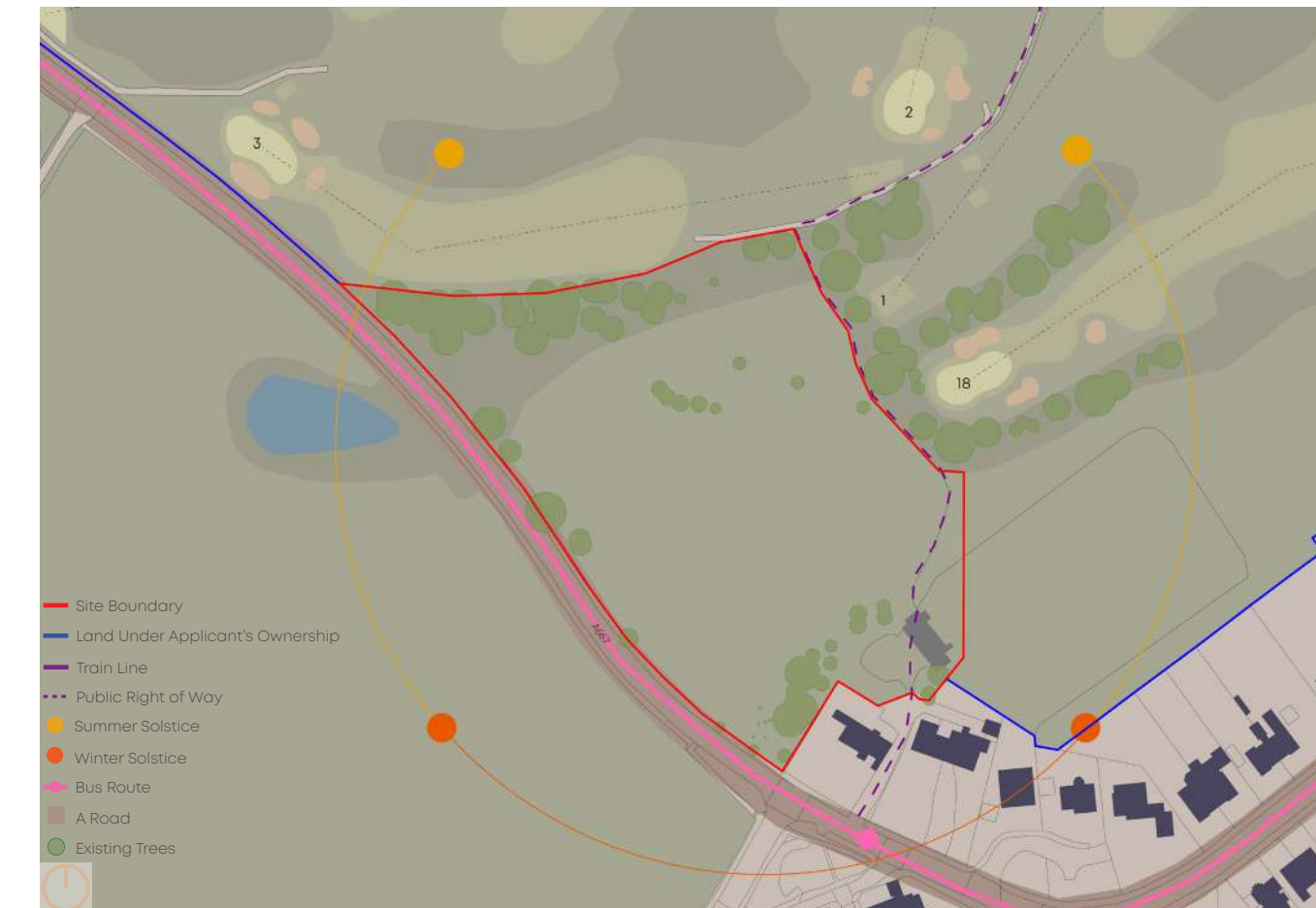


Fig.61 Existing site B: analysis [PJA]

17.1 I1 Respond to existing character and identity

Site B lies within the privately owned landscape of Stand Golf Club on Ringley Road, positioned where the course meets the edge of the residential area. Following pre application discussions and meetings with the golf club, this location was chosen as it accommodates the new clubhouse with minimal disruption to the wider course layout and maintains a comfortable relationship with neighbouring homes to the southwest. The broader context includes established suburban streets, the open rural landscape to the east and southeast and the mature golf course rolling northwards across the site. A Public Right of Way crosses the wider course and forms part of the area's local movement pattern. The clubhouse sits naturally within a shallow dip, helping the building settle into its setting and support a gentle transition between the course, the sports ground and the surrounding Green Belt landscape.

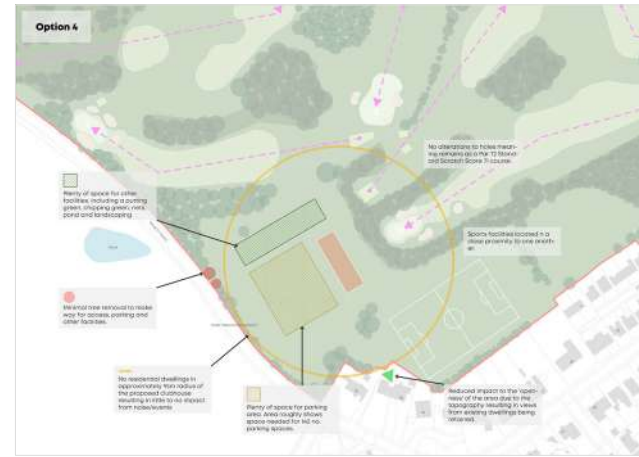
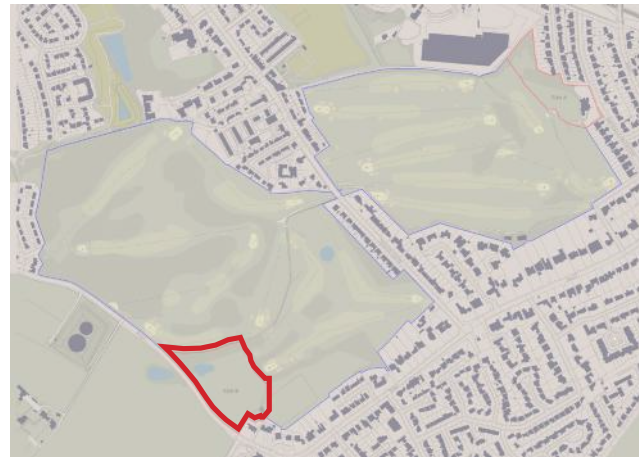


Fig.62 Site analysis diagrams [PJA]

17.2 I2 Well-designed, high quality attractive places and buildings

The design strengthens the identity of the golf club by providing a high quality, contemporary building that reflects the area's rural character. Its simple forms and natural palette draw from nearby agricultural buildings, helping it feel familiar within the landscape. Curved roof lines, careful massing and generous glazing create a building that is welcoming and visually appealing, framing views across the course and adjoining sports pitches. The clubhouse



Fig.63 Old Standians' football pitch [PJA]



Fig.64 Indicative view of proposed clubhouse [PJA]

17.3 I3 Create character and identity

The clubhouse creates a clear, memorable identity while remaining sensitive to its Green Belt surroundings. Its contemporary interpretation of agricultural forms, including curved roof profiles and simple, robust materials, helps the building feel rooted in its landscape. The form, scale and proportions respond directly to the site's natural dip and open setting, while variations in ridge lines, fenestration and massing add interest and reinforce a coherent architectural language. Internally, the curved roofs form vaulted spaces that give main social areas a sense of openness and light. The orientation of the building maximises outward views, and clear sight lines through internal spaces allow visitors to experience the landscape from within. Natural finishes and a restrained palette integrate the building with its setting, creating a distinctive sense of place for the club.

The design has been developed iteratively with Westshield and Stand Golf Club through sketches, plan studies and 3D visualisations, testing siting, scale and materiality against the landscape. Features such as the inglenook fireplace were explored early in the process to establish a welcoming focal point. Together with the regeneration of the Old Standians sports ground, the proposals reinforce the identity of Stand Golf Club as an important community asset within Whitefield.

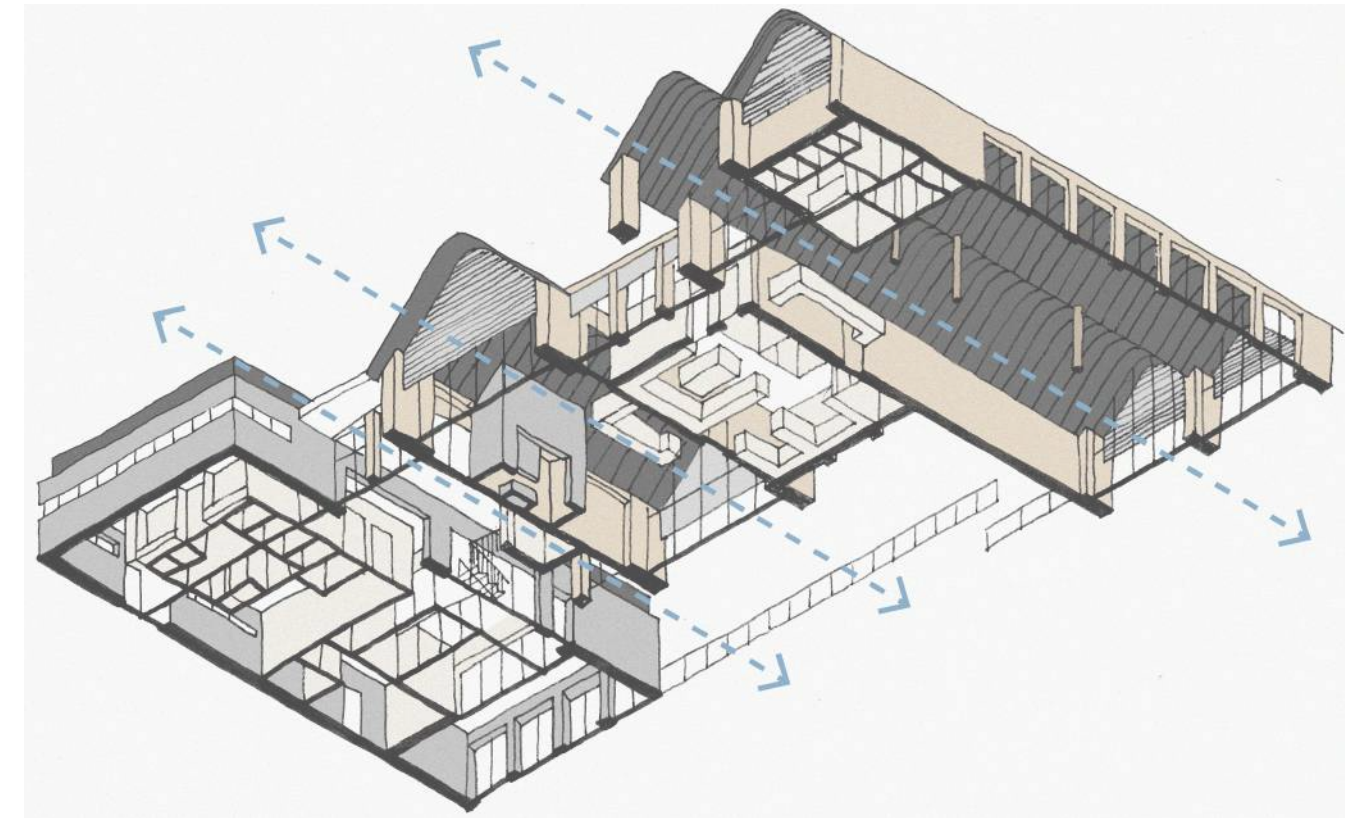


Fig.65 Early sketch ideas [PJA]



Fig.66 Anglesey Abbey [Cowper Griffith Architects]



Fig.67 Rural design precedent [istock]

Clubhouse: Design Development

The clubhouse design has been developed collaboratively with Westshield and Stand Golf Club, with early sketches, plan studies and 3D visualisations used to test siting, scale and massing against the landscape. This iterative process helped refine the form, material palette and internal arrangement, with features such as the inglenook fireplace explored early on as a welcoming focal point for members and visitors. Precedents and massing studies supported a design that draws from the rural vernacular and sits sensitively within the Green Belt.



Fig.68 Early massing CGIs [PJA]

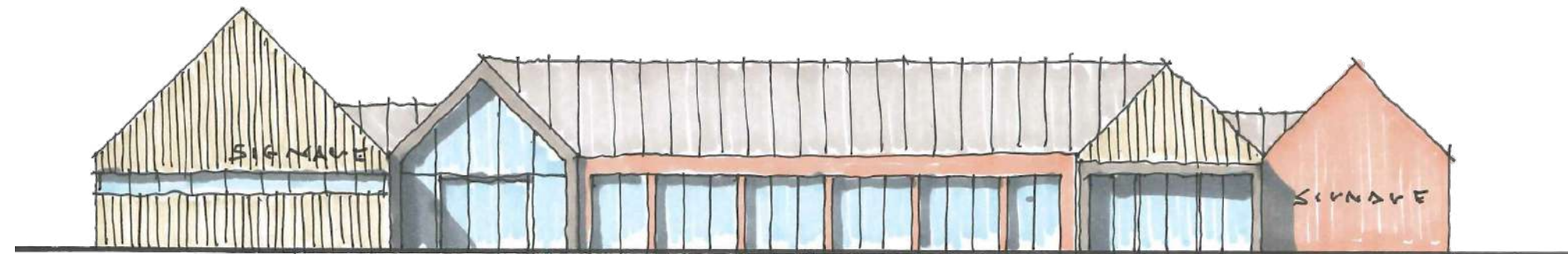


Fig.69 Initial massing development in context [PJA]

18.1 B1 Compact Form of Development

The clubhouse has been designed to use the site efficiently while remaining sensitive to its Green Belt setting. From Ringley Road, it reads as a modest single storey building, with views filtered by existing planting. From within the golf course, the design steps with the land to reveal a lower ground level, allowing the full accommodation to be provided without increasing the perceived scale.

The building sits within a gentle dip in the landscape, helping it integrate with its surroundings and maintain the open character of the course. Parking is arranged in an efficient layout that reduces visual impact, with a large portion surfaced in grass reinforced treatment to soften its appearance. A landscaped buffer separates the parking from the approach, reinforcing the impression of a compact, well contained development.

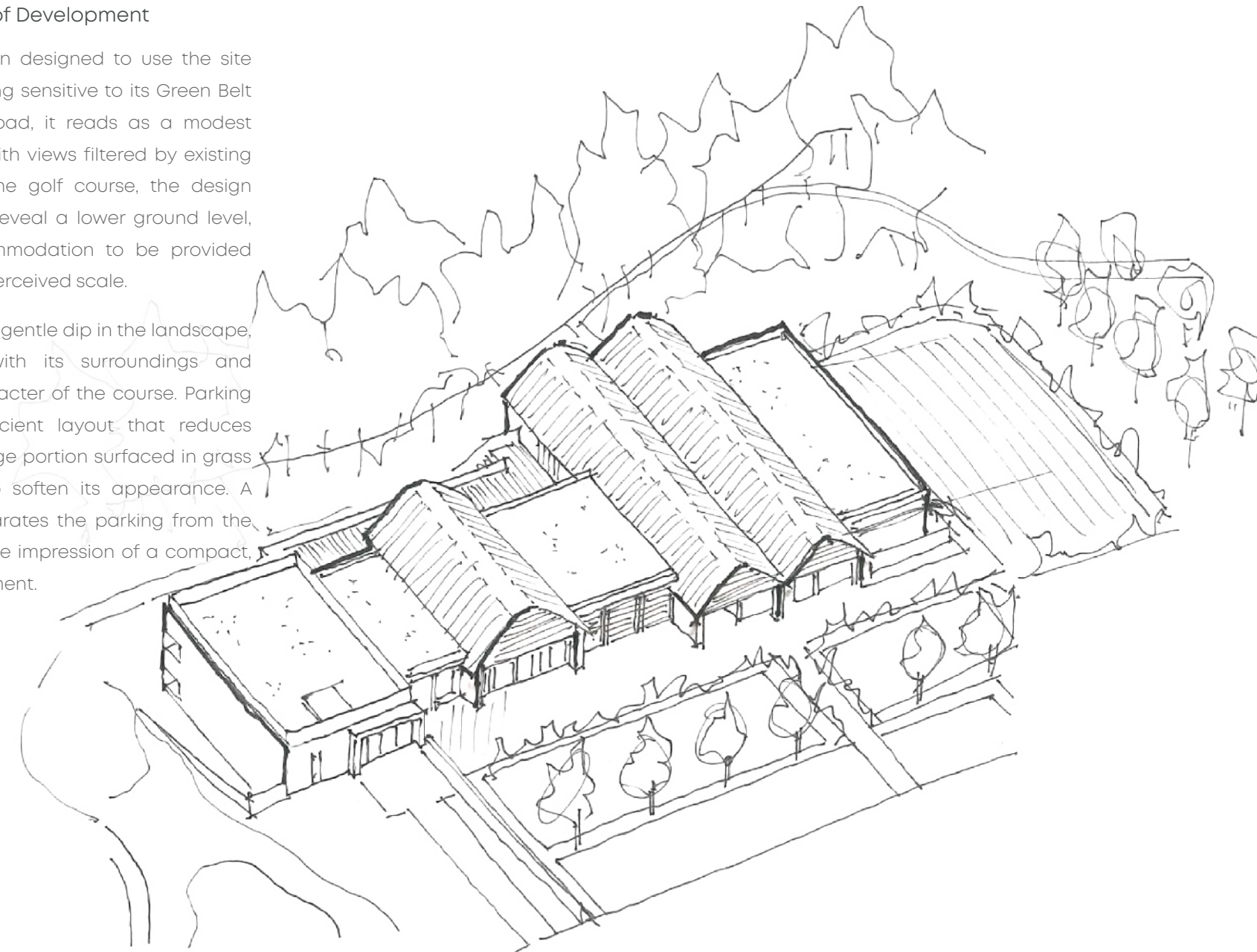


Fig.70 Aerial sketch of proposed clubhouse [PJA]

18.2 B2 Appropriate building types and forms

The clubhouse form responds to its landscape setting through a composed arrangement of volumes, roof profiles and entrances that draw from rural precedents. This creates a clear architectural language that feels rooted in its surroundings while remaining contemporary. As the land slopes away from Ringley Road, the building steps down naturally, resulting in a calm, grounded composition. Entrances are clearly defined with sheltered thresholds to aid legibility, and the siting and scale reflect the gentle topography.

Clubhouse: Design

The building is arranged as a series of connected forms that work with the site's contours rather than a single monolithic structure. From Ringley Road, the club house is heavily screened but reads as single storey, while from within the course the lower level is revealed in a discreet two storey configuration. A guiding wall element leads visitors through the approach towards framed views of the course, reinforcing a sense of arrival.

At lower ground level, a colonnade accommodates golf related uses and provides a sheltered transition between indoor and outdoor spaces. Retaining walls and the embedded position of the building minimise excavation and help it sit comfortably within the landscape. This considered approach to massing, orientation and circulation supports both the functional operation of the club and its community use.

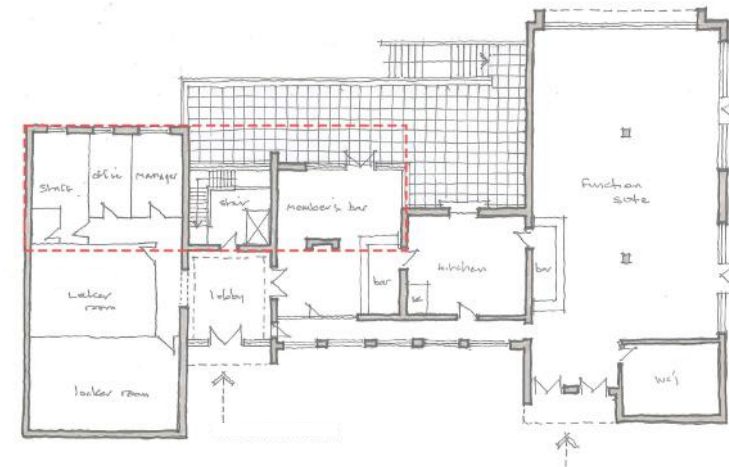


Fig.71 Sketch of early floor plan development [RJA]

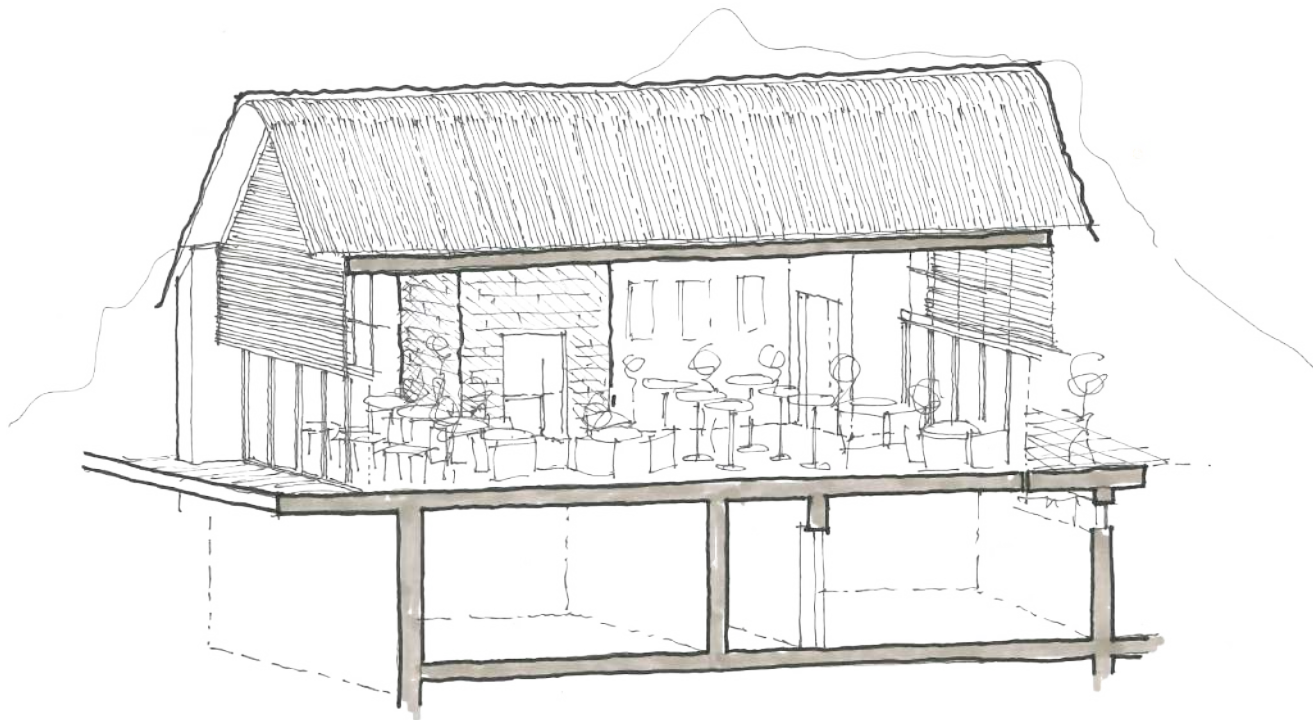


Fig.72 Sketch section through members bar [RJA]

18.2 B2 Appropriate building types and forms

Clubhouse: Materials

The material approach uses a subtle, rural inspired palette suited to the Green Belt context. Roofs are expressed with simple profiled forms, while wall treatments take cues from the textures and tones found in the surrounding rural environment without specifying particular materials at this stage.

A continuous wall element reinforces the approach sequence and ties internal and external spaces together. A warm toned canopy surround defines the main entrance and creates a welcoming threshold. External finishes are selected for durability and long term performance, and internal roof forms create vaulted spaces in key areas such as the lounge and function suite, enhancing light and views across the course.

Final specifications will be confirmed during detailed design in coordination with the Local Planning Authority.



Rural aesthetic



Contrasting rural aesthetic



Entrance canopy



Profiled finish

Images shown are indicative. Material selection will be developed during RIBA Stage 4 to ensure full compliance with UK BR and coordination with the construction methodology.



Warm-toned textures



Louvres



Fig.73 Indicative view of proposed clubhouse [RJA]

18 Built Form

18.3 B3 Destinations

The clubhouse is designed as a welcoming destination for members, visitors and the wider community. Its layout accommodates dedicated golfing facilities alongside flexible, well proportioned spaces for social events, meetings and community activities. Views across the course are prioritised throughout the plan, with clear sight lines supporting openness and ease of way finding. The building's arrangement and outlook help create a memorable place that feels connected to its setting. Together with the regeneration of the Old Standians sports ground, the clubhouse strengthens the site as an accessible community focus, supporting a broad range of activities and reinforcing its long term role within Whitefield.

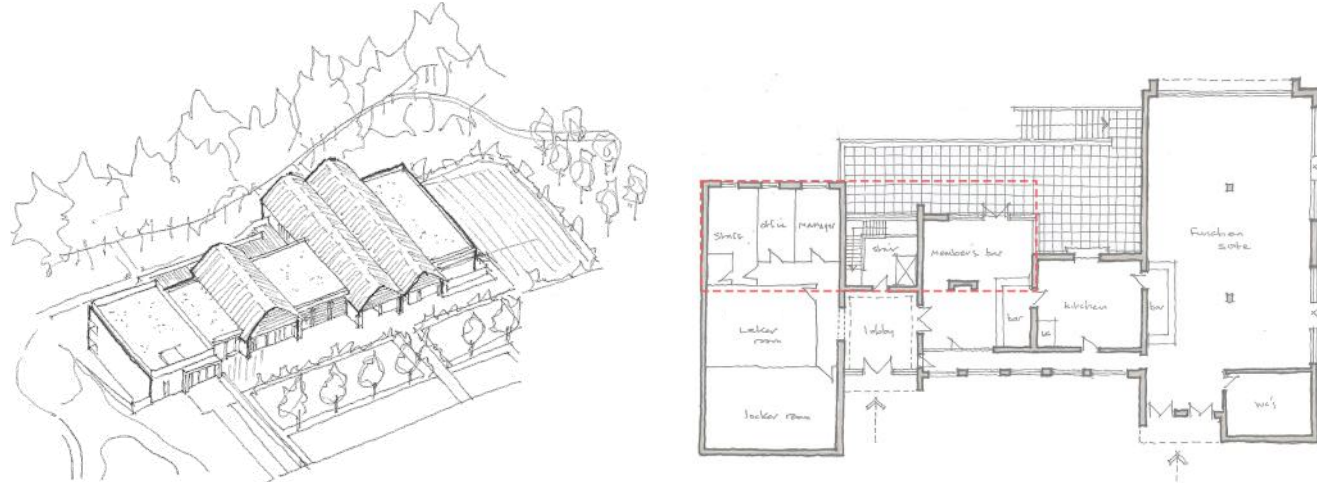


Fig.74 Clubhouse sketches [PJA]



Fig.75 Indicative CGI of proposed clubhouse [PJA]

19 Movement

19.1 M1 A connected network of routes for all modes of transport

Access to the clubhouse is provided from Ringley Road through a single new vehicular entrance, connecting the development efficiently to the wider highway network while respecting existing trees and vegetation. Supporting details are set out in the submitted Road Safety Audit, Transport Statement and associated highway drawings. Within the site, parking is arranged to avoid any on street congestion and clear pedestrian routes link the clubhouse, parking areas and outdoor spaces to support safe, convenient movement. A defined footpath connects the site to Ringley Road, and a nearby bus stop offers an alternative travel choice alongside car use. Space for electric vehicle charging is incorporated within the parking layout, with final provision to be confirmed through detailed design.

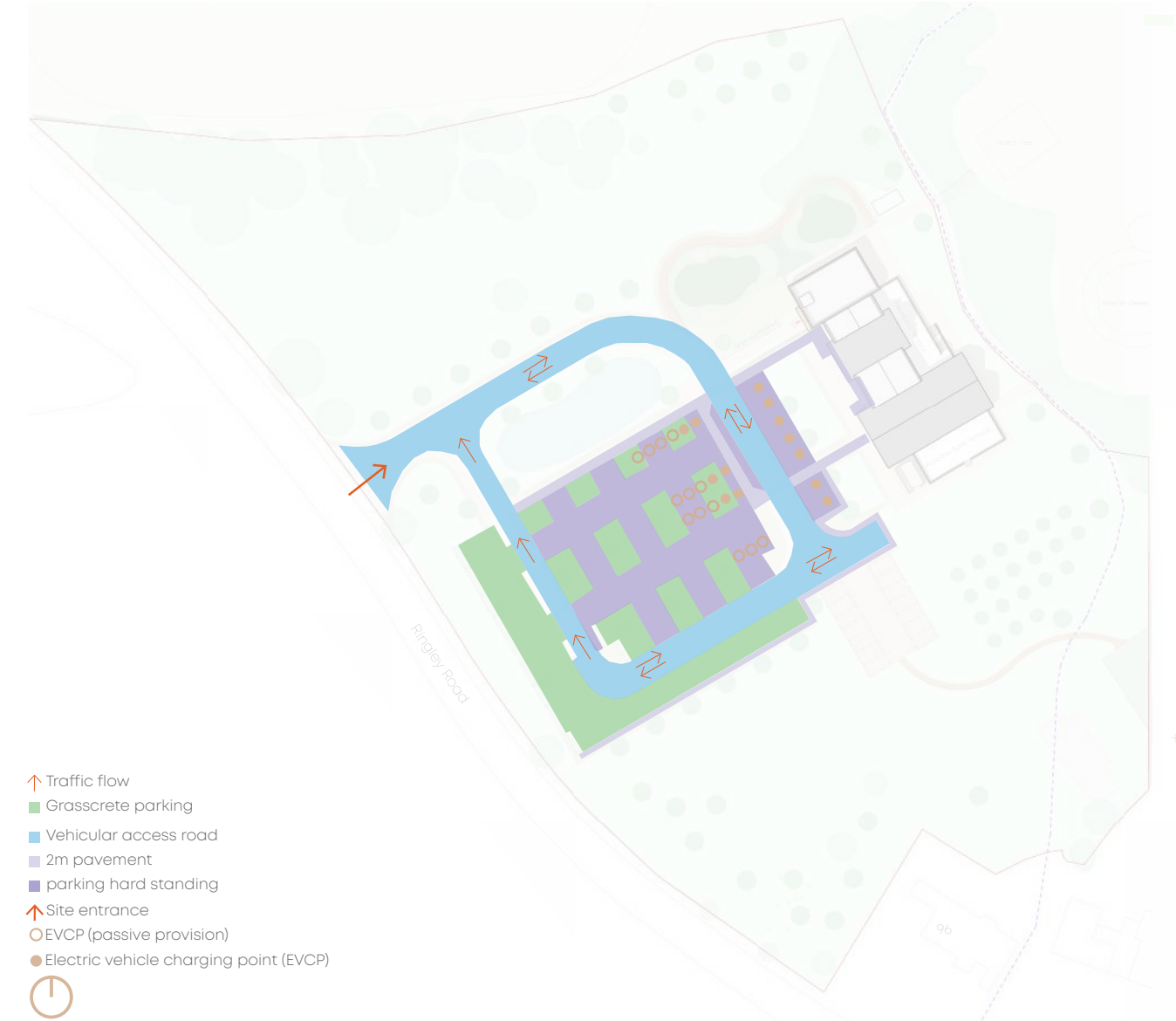


Fig.76 Movement overlay plan [PJA]

19.2 M2 Active Travel

Pedestrian routes connect the clubhouse, parking areas and external spaces in a clear and accessible manner. Paths are designed in line with Part M principles, supporting ease of movement for users of different abilities. Gradients and junctions have been arranged to promote safe, intuitive navigation and comfortable access from arrival to entrance. Cycle parking is shown on the site plan to encourage sustainable travel, and dedicated disabled bays are positioned close to the main entrances. Routes across the site maintain good sight lines and are designed for safe year round use, with materials selected during detailed design to support Building Regulations compliance. Although many visitors may travel by car, the nearby bus stop offers an alternative mode of travel that helps broaden movement choices.

19.3 M3 Well-considered parking, servicing and utilities infrastructure

Parking is integrated into the landscape through the use of permeable reinforced surfaces that reduce visual impact, support drainage and sit comfortably within the Green Belt context. Trees are incorporated within the parking layout as part of the wider SuDS and landscape strategy, helping to soften views and enhance environmental quality. A turning head is included to accommodate emergency and refuse

vehicles, supported by the tracking information prepared by the engineering team. Utilities and servicing routes are arranged discreetly so they do not detract from the setting, and bin storage is located in a secure, convenient position that is screened from Ringley Road and the main approach. Existing tree cover along the boundary provides further filtering, helping vehicles and infrastructure sit quietly within the landscape.



20.1 N1 Provide a network of high quality, green open spaces

Site B sits within the Green Belt and provides a multifunctional landscape setting for the new clubhouse. Proposals include a putting green, chipping green, practice nets, soft landscaped areas, an attenuation basin, an orchard, and the revitalised Old Standians Football Ground located within the wider landholding. Together these create a coordinated network of recreational and informal spaces.

The existing Public Right of Way is retained, with views “filtered through planting” and enhanced by improved way finding. This maintains a safe, accessible route between Site A and Site B while new tree and hedgerow planting helps screen the clubhouse. Natural screening is reinforced by the “existing well established green corridor” along Ringley Road, where as much vegetation as possible is retained, with any losses replaced on site or within the wider ownership boundary.



20.2 N2 Improve and enhance water management

The clubhouse site incorporates SuDS appropriate to the site's topography. Measures include permeable paving, grasscrete parking, an attenuation basin "seeded with a native wet meadow mix beneficial to pollinators and other invertebrates", and permeable pathways to reduce surface water runoff. Planting plans include the specified wet meadow mix for the attenuation basin. A separate foul and surface water system is proposed, reducing pressure on the public sewer network and improving resilience. Final details are confirmed within the submitted drainage strategy.

20.3 N3 Support rich and varied biodiversity

Ecological and arboricultural surveys have informed the proposals. Existing vegetation is retained where possible and supported by targeted interventions to "improve existing habitats which offer variety and an interconnected network of wildlife corridors".

Enhancements include strengthening the retained broadleaved woodland with native tree and shrub planting, infill planting within existing scrub following removal of undesirable species, and "native wild flower seeding" within grassland areas. Additional tree planting filters views from the PRow and contributes to ecological value. Tree and shrub species for woodland and scrub areas are listed in the planting plans.

The attenuation basin will be planted with a wet tolerant meadow mix, and a traditional orchard with heritage apple varieties is proposed within the wild flower meadow to provide habitat diversity and foraging opportunities. Orchard species and planting spacing are defined within the submitted planting plans.

A Biodiversity Net Gain Statement outlines compliance with statutory requirements. Refer to TEP documents for more detail.



Fig.80 Site B Planting plan [TEP]

21.1 P1 Create well-located, high quality attractive public spaces

Site B has been planned to create an attractive and coherent setting for the new clubhouse. The sweeping driveway from Ringley Road builds a sense of arrival, while planting and hedging help the building appear gradually as visitors move through the site.

Private terraces for members are provided on both sides of the clubhouse. One faces north with views towards the tee for hole 1 and the green of hole 18. The other faces south and benefits from warmth and sunlight. The function suite has its own separate terrace with south west views across the orchard and towards the surrounding Green Belt. Together, these outdoor spaces give visitors welcoming places to sit and spend time in a well landscaped setting. The existing Public Right of Way is retained and improved with clearer routing to support safe access to the wider area. The planning statement confirms that the regeneration of the Old Standians Football Ground will improve opportunities for outdoor sport and recreation, with further detail set out in the planning statement.

21.2 P2 Provide well-designed spaces that are safe

Site B has been arranged to feel safe and easy to navigate. Parking areas are overlooked by the clubhouse, providing natural surveillance. The building is set back from the entrance, creating a calm space for people moving on foot. The putting and chipping greens are defined by a low wall which improves safety for younger users and marks out the space. Clear sight lines and level routes ensure users can move confidently throughout the site.

21.3 P3 Make sure public spaces support social interaction

The clubhouse is intended to be a sociable and welcoming destination for members and visitors. The lounge, terrace, meeting rooms and function spaces offer opportunities for informal gatherings and organised events. The refurbished Old Standians Football Ground creates additional places for activity and shared use. Together, these spaces support a sense of community and provide inclusive environments that can be enjoyed by people of all ages and abilities.



Fig.81 Site B Landscape drawings [TEP]

22.1 U1 A mix of uses

The clubhouse brings together a range of complementary uses that support both the golf club and the adjacent sports pitches. Golf facilities including the pro shop, changing rooms, lockers, buggy storage, indoor swing room and practice greens are combined with hospitality spaces such as the members lounge, bar, kitchen and terraces.

The function suite provides a separate venue for weddings, corporate events and community bookings, with its own terrace and entrance. These uses reinforce each other and support wider recreational activity in the area, aligning with NDG U1 by creating a multi functional destination that complements neighbouring uses.

22.3 U3 Socially Inclusive

The clubhouse is designed to support social inclusion across golf users, visitors to the sports pitches and the wider community. Shared internal and external spaces such as lounges, terraces and meeting rooms provide opportunities for interaction and gathering. The building is arranged with level access throughout and includes inclusive sanitary provision, ensuring it is usable by people of all ages and abilities. Consistent design quality across all areas avoids any sense of separation or hierarchy, in line with the aims of NDG U3.



Fig.82 Indicative view of proposed clubhouse [RJA]

23.1 H1 Healthy, comfortable and safe internal and external environment

The clubhouse has been designed for efficiency and comfort. All rooms benefit from natural light and ventilation, balanced to minimise overheating. The design complies with the 2022 update to Approved Document Part L of the Building Regulations, ensuring a thermally comfortable environment with reduced running costs. Internal layouts are functional and adaptable, providing safe, accessible, and inclusive spaces for a wide range of users.

23.2 H2 Well-related to external amenity and public spaces

External amenity areas are clearly defined, with routes that link seamlessly to on-site facilities and connect outward to the wider landscape. Car parking is overlooked by the clubhouse for natural surveillance, while landscaped buffers create a safe threshold between vehicles and pedestrians. These buffers also reinforce the sense of the clubhouse as a standalone building in the landscape, in keeping with agricultural precedents.

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Fig.83 Cycle/bin store overlay [RJA]

24.1 R1 Follow the energy hierarchy

The clubhouse design adopts a 'fabric first' approach, prioritising passive measures to reduce energy demand. High levels of insulation and carefully positioned glazing optimise natural light and thermal efficiency, while roof overhangs and brise soleil limit glare and overheating. The design complies with the 2022 update to Approved Document Part L, ensuring a comfortable internal environment with reduced running costs.

24.2 R2 Careful selection of materials and construction techniques

Materials and construction methods have been selected for environmental performance, durability, and local distinctiveness. The restrained palette references rural Green Belt precedents: stone effect cladding referencing dry-stone walls, timber effect for warmth and natural texture, and profiled metal roofing inspired by agricultural buildings. These reduce embodied carbon while ensuring longevity and ease of maintenance.

Resource efficiency is supported through the use of prefabricated elements where feasible to reduce waste and improve build efficiency. Internally, flexible layouts allow the function suite and communal spaces to adapt to a variety of uses over time. Low-energy measures include high insulation values, improved airtightness, whole-building ventilation with heat recovery, water-saving fittings, LED lighting with automated controls, and intelligent metering

systems. Together, these reduce operational energy demand and support sustainable operation.

24.3 R3 Maximise resilience

The clubhouse has been designed to respond to long-term environmental conditions. Passive measures such as insulation, natural ventilation and extended roof overhangs provide shade to mitigate temperature extremes, while potential SuDS manage surface water through permeable paving, grasscrete parking, and an attenuation basin integrated into the landscape.

Tree and vegetation planting improves air quality, provides shade, and enhances resilience to climate change. The careful siting of the clubhouse within the natural contours of the site reduces visual impact while reinforcing landscape character.



Fig.84 Indicative CGI of clubhouse rear elevation [PJA]

25.1 L1 Well-managed and maintained

The clubhouse is designed for longevity using robust, low maintenance materials appropriate to its setting. Management and maintenance needs have been considered from the outset, with clear arrangements for the upkeep of communal rooms, terraces, servicing areas, landscaping, waste and parking. The layout allows straightforward cleaning and maintenance around the building, supported by efficient drainage and passive design features that reduce operational costs.

25.2 L2 Adaptable to changing needs and evolving technologies

The clubhouse has been designed so internal spaces can be adjusted over time as requirements change. High speed digital connectivity is included to support modern operations and future technological upgrades. Provision for electric vehicle charging is accommodated within the car park. The building can also incorporate smart management features if required, allowing systems such as lighting or climate control to be upgraded in future. Flexible rooms and layouts ensure the clubhouse can support a range of activities without relying on a fixed events programme.

25.3 L3 A sense of ownership

The clubhouse has been designed to create a welcoming sense of identity for members, visitors and users of the adjoining pitches. Its character responds to the landscape, and the layout clearly distinguishes private member areas, shared spaces and visitor facilities.

Well sized terraces and internal rooms provide comfortable places to gather, helping users feel at home in the building. Consultation with club members has informed the design, reinforcing a sense of belonging and ensuring the spaces feel cared for and valued.



Fig.85 Indicative view of proposed clubhouse [PJA]

Lighting & Ventilation

26.1 NPPF Chapter 15: Para. 198(c) – Limiting the Impact of Light Pollution

External lighting will follow the NPPF requirement to limit light pollution, particularly given the Green Belt setting. Lighting will be kept to the minimum needed for safety and access, avoiding upward spill or illumination of surrounding areas.

26.2 The Institution of Lighting Professionals: Reduction of Obtrusive Light (2021)

The guidance has informed the approach. Luminaires will be positioned and aimed to avoid glare, with beam control used to limit spill. Mounting points will be arranged to protect nearby properties and habitats. Lighting levels will reflect the Environmental Zone E2 or E3 context.

26.3 BS5489-1:2020 Lighting of roads and public amenity areas

Car park lighting will follow the standard by providing safe, even illumination without causing obtrusive light. Luminaires will be selected and arranged to minimise glare and avoid unnecessary spread.

Together, these measures ensure lighting is used only where required, supporting safety, reducing energy use and avoiding nuisance to neighbours and wildlife.

Type of Area and Usage	Values in lux	
	E	U _a
Light traffic, e.g. parking area of shops, terraced and apartment houses; cycle parks	5	0.25
Medium traffic, e.g. parking areas of department stores, office buildings, plants, sports and multipurpose building complexes	10	0.25
Heavy traffic, e.g. parking areas of major shopping centres, major sports, multipurpose sports and building complexes	20	0.25

Fig.86 BS 5489-1:2020 – Code of practice for the design of road lighting, Part 1: Lighting of roads and public amenity areas.

Zone	Surrounding	Lighting Enviroment	Examples
E0	Protected	Dark (SQM 20.5+)	Astronomical Observable dark skies, UNESCO starlight reserves, IDA dark sky places
E1	Natural	Dark (SQM 20 to 20.5)	Relatively uninhabited rural areas, National Parks, Areas of Outstanding Natural Beauty, IDA buffer zones etc.
E2	Rural	Low district brightness (SQM ~15 to 20)	Sparsely inhabited rural areas, village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Well inhabited rural and urban settlements, small town centres of suburban locations
E4	Urban	High district brightness	Town / City centres with high levels of night-time activity

Fig.87 Environmental zones for exterior lighting control[Institute of Lighting Professionals

NPPF Chapter 15

Lighting & Ventilation

26.4 Ventilation Strategy

The clubhouse has been designed to achieve adequate natural and mechanical ventilation in line with Approved Document F and Approved Document O. The strategy follows the FLOS principles to support good air quality, thermal comfort and compliance across all occupied spaces.

Natural ventilation is the primary approach. Double height areas such as the lounge and function suite use high level clerestory vents, low level inlets and openable façades to support cross ventilation and reduce reliance on mechanical systems.

Mechanical ventilation is limited to spaces that require controlled extract, including WCs and the kitchen. Measures such as entrance air curtains are being explored for winter conditions.

Public areas will remain naturally ventilated, with smaller enclosed rooms provided with local MVHR only if required. A dedicated ventilation zone is located above the kitchen, with plant set back and screened by the parapet.

Detailing includes insect and leaf screens, acoustic linings where appropriate, secure night purge openings and shading from deep roof overhangs to limit solar gain.

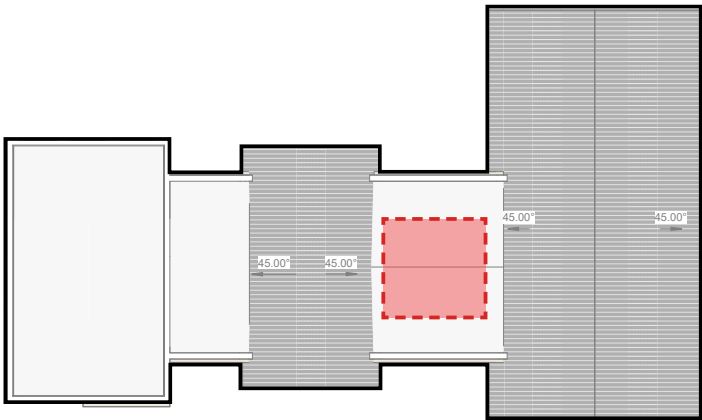


Fig.89 Indicative location of kitchen ventilation system[PJA]

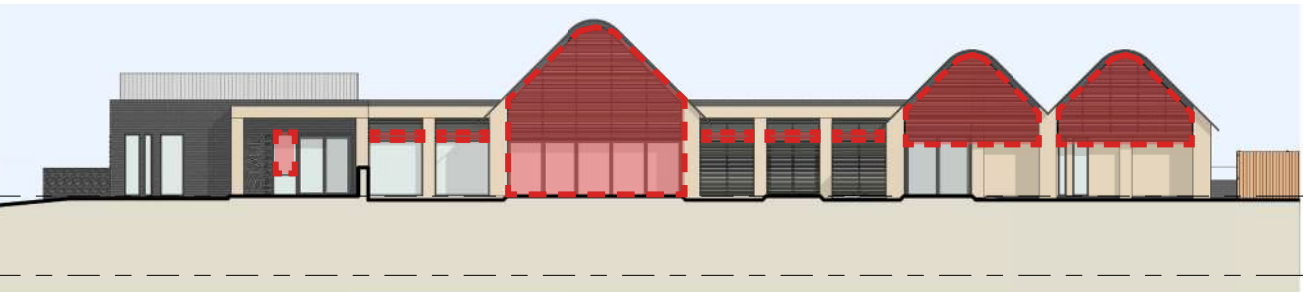


Fig.90 Areas explored for natural ventilation [PJA]



Fig.91 Areas explored for natural ventilation [PJA]

Site B provides a refreshed sporting and community venue that supports the long term future of the golf club.

The new clubhouse offers flexible facilities for golf, leisure, and community activity, replacing a building that no longer meets current needs. The approach to design and construction supports durability, energy efficiency, and long term resilience.

The reinstatement of the Old Standians ground returns an under used space to active sport and recreation, widening local opportunities.

The scheme aligns with Bury's aim to provide inclusive and accessible leisure spaces, encouraging social interaction, community events, and wider economic benefit.

Together, the proposals ensure that Site B becomes a well used and lasting destination for members and the wider community.



Fig92 Indicative CGIs approach to new clubhouse/main entrance [RJA]



Fig93 Indicative CGI of putting green [RJA]

Together, Sites A and B form a coordinated proposal shaped by the National Design Guide and the findings of the Planning Statement. The scheme responds to its setting, creates a clear identity, delivers well designed buildings and spaces, supports active movement, and follows the principles for resources, nature and long term stewardship.

Site A delivers 45 homes and 60 apartments for retirement living. Westshield will work with a Housing Association partner to bring forward the retirement living element as part of the wider residential scheme. These apartments represent fifty seven percent of the total housing provision and will be delivered as affordable housing. This supports Bury's housing requirements and aligns with national aims for increased housing delivery.

Site B enables the relocation of the clubhouse and the reinstatement of the Old Standians ground. This secures the continued operation of the golf club and strengthens the provision of sport and leisure space in this part of Whitefield. The combination of golf facilities and renewed sports pitches enhances local choice and supports the role of the club as a valued destination.

Across both sites, the approach aligns with Bury's Local Plan and Places for Everyone, supporting housing growth, inclusive communities, access to leisure, and improved green space. The

Viability Statement and Planning Statement confirm that the proposals are achievable and consistent with policy, with enabling development used to support wider public value.

Final material choices and technical specifications will be confirmed at later stages and reviewed with the Local Planning Authority and consultees as the design progresses.

Overall, the proposals provide an integrated and deliverable scheme that brings forward new homes, affordable housing, and improved leisure facilities in a way that supports long term social, economic, and environmental resilience for Whitefield and Bury.

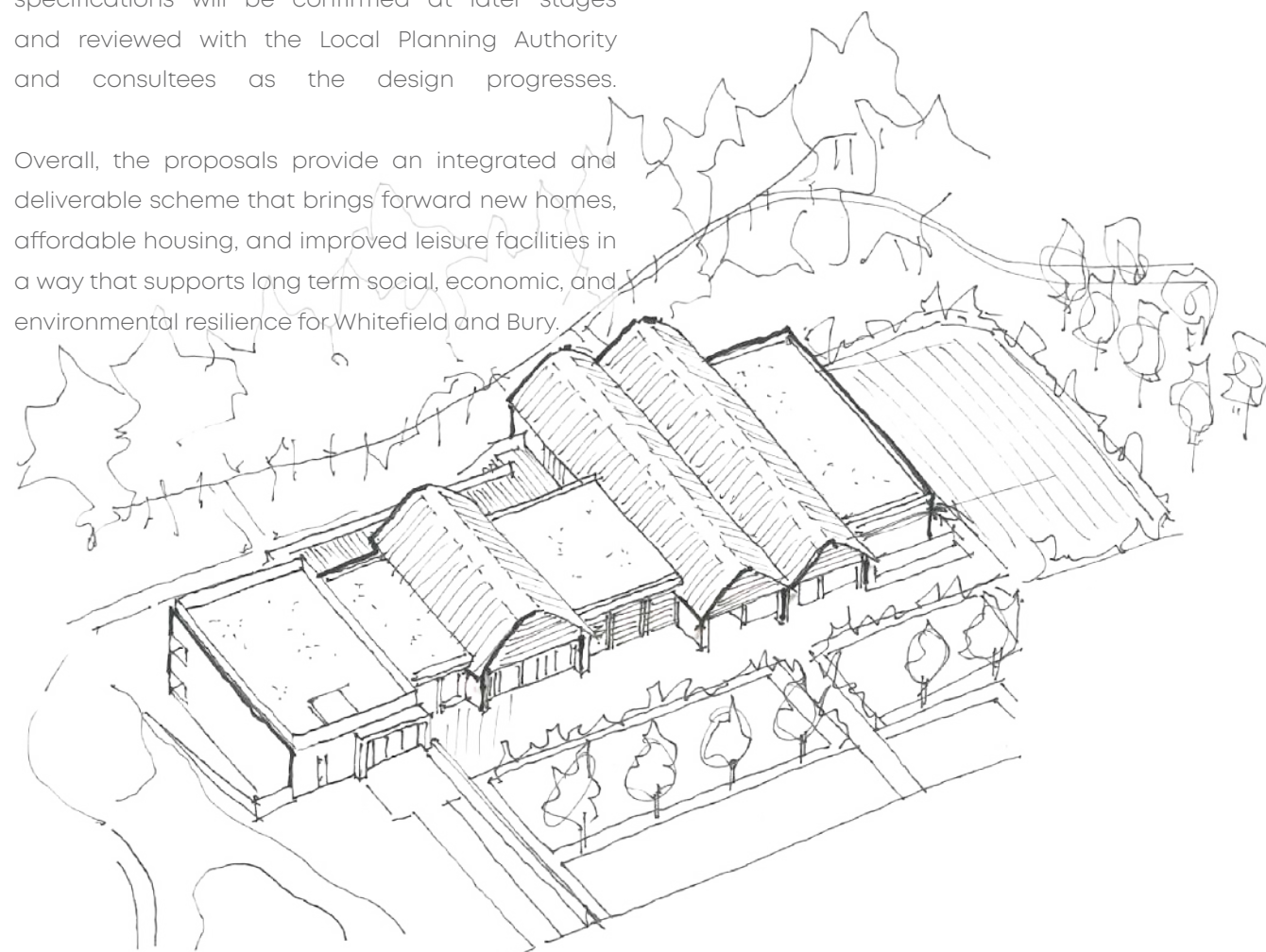


Fig.94 Aerial sketch of proposed clubhouse [PJA]

Utilities – Broadband Connectivity Statement

29.1 NPPF Chapter 10 Supporting high quality communications

NPPF Chapter 10 supports the delivery of high quality communications. Both sites are intended to be registered with Openreach under a single site agreement. Developer works will follow Openreach design requirements, subject to their inspection and approval before final network connection works begin. This approach is intended to provide modern and reliable digital infrastructure for all users in line with national policy.

Site A

Site A is intended to be connected to high speed broadband infrastructure in accordance with NPPF Chapter 10. Ducting and service routes will be included to enable a fibre connection to each dwelling. The site will be registered with Openreach at the appropriate stage before first occupation to allow for planning and installation. This is intended to provide occupiers with reliable connectivity for home working, education and daily digital needs.

Site B

The clubhouse at Site B is also intended to be served by high speed broadband. Ducting and connection points form part of the servicing strategy so that full fibre can be installed throughout the building. The Openreach registration process will be followed to allow for timely coordination. This will support clubhouse operations such as booking systems, coaching technology and wider community use.

Affordable Housing Statement

Westshield are working with one of their Housing Association partners to bring forward retirement living dwellings as part of the residential proposals on Site A. The retirement living dwellings will equate to 57% of the overall residential proposals.

Westshield are committed to delivering these dwellings as affordable housing for social/affordable rent.

1B 2P	X	42	54m ²
2B 3P	X	15	64m ²
2B 3P	X	3	67m ²



Fig.95 Housing developmental sketches [PJA]

Health Impact Statement

This Health Impact Statement demonstrates how the proposals at Stand Golf Club respond positively to health and wellbeing objectives set out in national and local planning policy, in particular Policies JP-P6 (Health) and JP-P7 (Sport and Recreation) of the Places for Everyone Joint Development Plan.

Policy JP-P6 requires development, as far as practicable, to maximise positive health and wellbeing outcomes, support healthy lifestyles, and avoid or mitigate adverse impacts. Policy JP-P7 and Chapter 9 of Places for Everyone emphasise the importance of access to high quality sport, recreation and green infrastructure in supporting physical and mental health.

Health considerations have been embedded proportionately within the scheme's design and are addressed through the Design and Access Statement, and other supporting material including the Planning Statement, Landscape Strategy and technical information.

The development secures the long-term sustainability of Stand Golf Club through the provision of a modern, accessible clubhouse, replacing facilities that are no longer fit for purpose. This supports ongoing participation in outdoor sport and recreation, delivering clear physical and mental

health benefits in line with Policies JP-P6 and JP-P7.

The proposals also include the refurbishment and long-term maintenance of the Old Standians Football Ground, responding to identified deficiencies in local pitch provision and supporting increased access to outdoor sport, structured and informal physical activity, and wider community wellbeing.

The scheme promotes healthy lifestyles through: continued access to outdoor sport and recreation; integration of green infrastructure and landscaped areas; safe and legible pedestrian movement across the site; and opportunities for social interaction associated with the clubhouse and wider site. The new clubhouse is designed to be inclusive and accessible, supporting use by a wide range of users including older people, those with reduced mobility and community groups, helping to reduce social isolation and improve health outcomes.

The residential development on Site A further supports health objectives by delivering new homes in a sustainable location, including a significant proportion of affordable and retirement living accommodation, and by locating residents in close proximity to high quality recreational and green infrastructure.

Site A

The proposals deliver a net positive health outcome, fully aligned with Policies JP-P6 and JP-P7 of Places for Everyone. By safeguarding and enhancing sport and recreation facilities, improving access to outdoor physical activity, and delivering inclusive and sustainable development, the scheme makes a meaningful contribution to physical health, mental wellbeing and social inclusion.

This Density Statement relates to Site A, which comprises the residential element of the proposals.

Policy JP-H4: Density of New Housing within Places for Everyone requires new residential development to achieve a density appropriate to its location, reflecting accessibility, efficient use of land, and high-quality design.

Site A has a total area of approximately 1.55 hectares (15,542m²) and accommodates 105 dwellings, comprising 45 houses and 60 apartments. This equates to a net residential density of approximately 68 dwellings per hectare.

This density sits within the 35–70 dwellings per hectare range identified by Policy JP-H4 as appropriate for schemes comprising a mix of houses and apartments. The proposed density reflects the sustainable location of the site, the inclusion of higher-density retirement living apartments, and the need to make efficient use of land while maintaining high standards of design, amenity, and landscape integration.

The density is therefore considered appropriate, policy-compliant, and proportionate, supporting housing delivery objectives while responding sensitively to the site context.

