
File Note



To	Ms Jennie Townsend (Bury Planning)
From	Mr Gareth Salthouse (Emery Planning)
Date	March 2024
Site	Ainsworth Hall Farm – LPA ref: 69792
Re:	Policies JP-S2, JP-C2, JP-H3 & JP-H4 of the GM PfE Plan

Policy JP-S2 (Carbon and Energy)

The proposed development would satisfy Part L of the Buildings Regulations 2022 in terms of energy requirements.

The proposed development would also provide an electric charging point for the proposed house, and this can be secured by way of an appropriately worded planning condition.

We consider that the above is sufficient to satisfy Policy JP-S2. It is anticipated that new standards will be introduced in 2025 and the Ministerial Statement on 13 December 2023 makes clear that planning policy requirements in the interim should not go above and beyond building regulations requirements.

Policy JP-H3 (Type, Size and Design of New Housing)

The proposed house would satisfy Nationally Described Space Standards (NDSS) and would be built to the 'accessible and adaptable' standard in Part M4(2) of Building Regulations. Please see enclosed completed Space Standard Stable as requested.

Compliance with M4(2) can be secured by way of an appropriately worded planning condition.

Policy JP-H4 (Density of New Housing)

Given that the nature of the location and that this is a planning application for just 1 no. dwelling, we do not consider that the minimum density guidance set out through this policy is directly relevant to the decision-making process.

Policy JP-C2 (Digital Connectivity)

There is no access to full fibre connectivity in this location. However, internet connections will be operational and immediately accessible to network providers upon occupation of the dwelling.

The existing property at Ainsworth Hall Farm is connected to the internet via 'Wave Internet' (www.waveinternet.co.uk) and this uses new technology to beam high-speed internet without the need for wires. There is a transmission mast at Meadow Business Park and the new house would access the network in the same as Ainsworth Hall Farm does via Wave Internet.

The provision of operational and immediately accessible internet connection to network providers can be secured by way of an appropriately worded planning condition.