

FOCUS
P L A N N I N G

Knowsley Mill
Chelsea Street, Bury
Planning Statement

On behalf of

Ecoscape UK Limited

May 2023

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Appendix 1: Site Location Plan

1. Executive Summary

- 1.1. The Planning Statement has been prepared by Focus Planning in support of a full planning application by Ecoscape UK Limited. It sets out the planning justification and rationale for the proposed development. The proposal is for:

‘Demolition of existing commercial buildings, and redevelopment of site for 10 no. 4 bed private residential dwellings’

- 1.2. It is proposed that the properties will be for open market sale and will be brought to market by the applicant.
- 1.3. The site is 0.11Ha in size and is located within the urban area, surrounded by residential properties. It currently comprises disused warehouse buildings, previously occupied by Travis Perkins. It is unallocated on the Proposals Map.
- 1.4. Bury Metropolitan Borough Council cannot currently demonstrate a five-year supply of housing land as required by the Government. The Council therefore desperately need more housing sites and stock of all types to contribute to the Government’s clear objective to significantly boost the supply of houses and address the national housing crisis. As a result of its supply position, in accordance with Paragraph 11 of the National Planning Policy Framework, its housing land policies are out of date and the tilted balance is engaged.
- 1.5. In accordance with the presumption in favour of sustainable development set out in the NPPF, where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites, planning permission should be granted unless *‘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’*.
- 1.6. The application submission documents demonstrate that there are no significant or demonstrable adverse impacts in this case that should prevent planning permission from being granted. The accompanying suite of supporting documents demonstrate that in terms of design, traffic and transport, ecology, ground conditions and crime the proposal is acceptable in all respects.
- 1.7. The application site represents a suitable and sustainable location for housing in economic, social and environmental terms, as well as being located within the existing urban area.
- 1.8. There are many benefits arising from the development including:
- the regeneration of previously developed land as part of a sustainable development and
 - the delivery of much needed new housing, which carries significant weight in favour of granting approval, given the tilted balance.

- job creation through the construction phase
- attracting additional residents to help boost the local economy
- contributions towards Council Tax revenue.

1.9. On this basis, and as demonstrated within this Statement, the redevelopment of this previously developed site, within a sustainable location within the urban area, for sustainable residential development, very much accords with national and local planning policy. The application should be approved without delay.

2. Introduction

2.1. This Planning Statement is prepared on behalf of Ecoscape UK Limited, in supported of a full planning application for the demolition of the existing former mill building (Use Class E) and the construction of 10 dwellings (Use Class C3), associated car parking, landscaping and [access] at the former Travis Perkins site on Chelsea Street in Bury ('the application site'). A Site Location Plan is included at Appendix 1.

2.2. The application is submitted in full and proposes:

'Demolition of existing commercial buildings, and redevelopment of site for 10 no. 4 bed private residential dwellings'

2.3. This Statement has been prepared to assist the Council in their determination of the planning application. It serves several purposes in that respect. Firstly, it provides a detailed description of the application proposals. Secondly, it provides a comprehensive overview of the planning policy context applicable to the site. Thirdly, it considers the key planning considerations raised by the development proposals.

2.4. The application comprises the following supporting information:

- Application forms, certificates and application fee
- Site Location Plan
- Existing Floorplan and Elevations
- Proposed Site Plan (roof)
- Proposed Site plan (ground floor)
- Proposed Floorplans
- Proposed GIFA plans
- Proposed Elevations
- Visuals 01-05
- Planning Statement prepared by Focus Planning Limited
- Design and Access Statement prepared by Four Architects
- Phase 1 Geo Environmental Site Assessment prepared by Sub Surface
- Flood Risk Assessment and Surface Water Management Report prepared by Flo
- Transport Technical Note prepared by SCP Transport
- Crime Impact Statement prepared by A.P.Martin
- Bat Survey and Report prepared by Rachel Hacking Ecology

3. Site and Surroundings

- 3.1. The application site comprises a roughly rectangular parcel of land that extends to an area of approximately 0.11Ha.
- 3.2. The site is generally flat, and self-contained, with clearly defined boundaries of residential properties to the east, Lawrence Street to the south with a restaurant and associated car park beyond and a car show room and associated car parking to the west and north. A site location plan is provided at Appendix 1 and site photographs are included within the accompanying Design and Access Statement.
- 3.3. Vehicular and pedestrian access is taken via Chelsea Street, off Lawrence Street in the Blackford Bridge area of Bury. It is approximately 4km south of Bury town centre. The A56 is located to the east providing access to Bury to the north and Prestwich to the south. The site is highly accessible via public transport, with the nearest bus stop located approximately 145m away on Manchester Road which provides services to Bury and Manchester.
- 3.4. The site comprises an existing mill building, known locally as Knowsley Mill. It was previously occupied by Travis Perkins. Its previous occupation history is unknown and there is no available planning history for the site on the Council's online portal. The building is in a poor state of repair and not suitable for conversion.
- 3.5. In addition to the existing building, there is an area of hardstanding to the south of the site, previously used for the storage of building materials. The building itself comprises a predominantly single storey, with a pitched roof on the main building, with service access on Chelsea Street via roller shutter doors. There appears to have been flat roofed extensions added over time.
- 3.6. The site is unallocated on the Proposals Map accompanying the Bury Unitary Development Plan.
- 3.7. The site is in Flood Zone 1. There are no listed buildings in the vicinity and the site is not located within a conservation area.

4. The Proposal

- 4.1. The planning application seeks to regenerate a brownfield site, currently occupied by a disused former mill building, located within a predominantly residential area with the following development:

‘Demolition of existing commercial buildings, and redevelopment of site for 10 No. 4 bed private residential dwellings (Use Class C3)’

- 4.2. The proposal involves the demolition of all the existing structures currently on site, which total 762 sqm floorspace and the construction of 10, four-bedroom houses, with associated landscaping, car parking provision and ancillary works.
- 4.3. The residential properties will follow a similar build line to the existing commercial building, in a terraced format, with undercroft car parking on the ground floor and access to each dwelling, with residential accommodation split over 3 storeys.
- 4.4. At ground floor, there will be a bedroom, with ensuite, a utility room and stairs leading up to the first floor living accommodation, with an open plan kitchen/diner/living space, a bedroom and separate bathroom. On the third floor, there are two further bedrooms, with access to an external area of amenity space. All the bedrooms are double rooms.
- 4.5. Each property has a rear garden of circa, 22sqm. The third floor is set back from the floors below to break up the visual appearance and massing of the building. This provides opportunity to provide a further 7.5 sqm outdoor amenity space. Ancillary landscaping is provided along the side frontage with Lawrence Street.
- 4.6. Two car parking spaces per dwelling are provided in the secure undercroft car park, with a separate shared cycle storage area provided. An external secured bin store is also located within the car park.
- 4.7. Further information on the proposed design of the housing is provided within the accompanying Design and Access Statement, including materiality.

5. Relevant Planning Policy

- 5.1. This section summarises the key planning policies in the local development plan, and relevant guidance in the NPPF that is applicable to the proposal.
- 5.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The statutory Development Plan for Bury comprises:
- Joint Places for Everyone (PfE) (March 2024)
 - Bury Unitary Development Plan (UDP) (August 1997)
 - Greater Manchester Minerals Plan
 - The Greater Manchester Joint Waste DPD (2012).
- 5.3. Other policies, strategies and evidence base documents are also material and relevant, including the draft Bury Local Plan, Supplementary Planning Documents as well as other documents which form the evidence base to the Local Development Framework, particularly in relation to housing land supply.

Places for Everyone

- 5.4. The Joint Places for Everyone Development Plan Document was adopted by nine Greater Manchester local authorities, including Bury in March 2024. It identifies future needs for housing and employment floorspace, allocates strategy sites to help meet these needs and identifies a revised Green Belt boundary.
- 5.5. In terms of housing, the PfE identifies strategic housing allocations to meet Bury's future housing targets. There is a need to identify additional housing sites through the development plan, albeit limited with a focus on previously development brownfield sites within the existing urban area.
- 5.6. As a result, some of the retained policies within the Unitary Development Plan (UDP) were superseded.
- 5.7. The policies within PfE of relevance to this proposal are detailed below.
- 5.8. Policy JP-H1 sets a requirement for an average of 452 homes per year over the plan period, with stepped targets starting from a minimum housing target of 246 homes per year from 2022-2025 (increasing in future years of the plan).
- 5.9. Policy JP-H2 seeks to significantly increase the supply of new housing.
- 5.10. JP-H3 seeks to provide an appropriate mix of dwelling types and sizes.

- 5.11. Policy JP-H4 requires new housing developments to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve the efficient use of land and high-quality design. It also sets a minimum density to be considered.

Bury Unitary Development Plan

- 5.12. The Unitary Development Plan was adopted in August 1997. In 2007, the Council had to decide which policies to save until such time that a new Local Plan was adopted. The Secretary of State agreed that all policies should be retained apart from policy OL7/1.
- 5.13. Following adoption of PfE, many of the saved policies have been superseded, of relevance to this development policies relating to existing industrial areas and premises (EC2), improvement of older industrial areas and premises (EC3), housing land provision (H1), housing environment and design (H2), housing need and new development (H4) and new development (HT4).
- 5.14. The general strategic direction of the UDP is to revitalise the sub regional economy, promoting urban regeneration, delivering new dwellings, ensuring Green Belt, open land and environmental quality and focusing shopping facilities within existing town centres, with a maintained transport system.

Supplementary Planning Documents

SPD 1: Open Space, Sport and Recreation Provision in New Housing Development (2015)

- 5.15. This SPD gives detailed guidance on the Council's approach to the provision and enhancement of open space, sport and recreation facilities as part of new housing developments.
- 5.16. It provides advice on developer contributions towards the provision, enhancement and maintenance of open spaces in Bury.
- 5.17. Saved UDP Policy RT2/2 requires all proposal for new housing of 10 units or more to make provision for the recreational needs of the prospective residents. Smaller developments may by negotiation provide a one-off payment to the Council via a Section 106 agreement for the upgrading of an existing public open space or implementation of an outstanding recreation allocation in the nearby area.

SPD3: Planning Out Crime in New Development (2001)

- 5.18. SPD3 provides advice on measures which can be incorporated into the design of new developments to reduce the fear of crime and lessen future opportunities for crime in Bury.

- 5.19. Measures include natural surveillance, designing for safety of people and the security of property and using defensible space.
- 5.20. For residential development, where appropriate, developing a mixture of housing types of any one site where possible and consider the grouping of houses. Providing definitive boundary treatments, avoiding landscaping that creates hiding places or obscures the house frontage.
- 5.21. It also advises on providing overlooked pedestrian routes, avoiding communal car parking where possible or make provision to incorporate security measures, ensuring rear gardens adjoin one another, with controlled access to the rear of properties from a frontage with a strong lockable gate, and avoiding deck access landings to properties.

SPD11: Parking Standards in Bury (2007)

- 5.22. The SPD expands upon the parking policies with the UDP and has 4 objectives:
- a. To ensure the level of car parking associated with development is appropriate, in order to support a reduction in reliance upon the private car
 - b. To set specific standards for residential development in areas of high accessibility
 - c. To encourage an integrated approach to specific land uses and transport networks by improving physical and social links between them
 - d. To ensure that parking facilities are inclusive and cater for end users in a safe and non threatening way.
- 5.23. Table 2 sets out the parking standards in Bury. It requires 4 bed dwelling houses to provide 3 spaces per unit.

SPD14: Employment Land and Premises (2007)

- 5.24. This SPD was prepared to support policies EC1 and EC2 of the UDP. However, since the adoption of PfE these policies have been superseded.
- 5.25. The Council seeks to retain employment land and premises outside Employment Generating Areas unless it can be clearly demonstrated that the land and premises are no longer suited, in land use terms, to continued employment use. Consideration will be given to alternative uses if it does not conflict with the character of the surrounding area and other policies and proposals in the UDP.
- 5.26. The Council's starting point will be to retain all employment sites that are considered suitable, in land use terms for continued employment use. Consideration will only be given to alternative uses where the applicable is able to clearly demonstrate that there is no demand for the site and that it is unviable to retain the site in employment use, including the prospect of refurbishing the existing premises or the redevelopment of the site for new employment uses.

SPD16: Design and layout of New Development (2008)

- 5.27. This SPD sets out a series of principles for good design and process through which this can be achieved in relation to specific types of development, including housing. It seeks to ensure a high standard of design for all development across the borough.

National Planning Policy Framework

- 5.28. National planning policy is set out within the NPPF (2023), which is supplemented by the NPPG.
- 5.29. The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 8), through the three overarching objectives of economic, social and environmental sustainability.
- 5.30. At the heart of the NPPF is the presumption in favour of sustainable development through both plan making and decision taking. Paragraph 11 explains that for decision taking, this means that proposals that accord with an up-to-date development plan should be approved without delay.
- 5.31. Section 5 of the NPPF focusses on housing growth. Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is vital that the sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.
- 5.32. Paragraph 61 stresses that housing delivery should be reflective of the housing needs of the community, including older people and people with disabilities.
- 5.33. Section 9 considers promoting sustainable transport. Paragraph 109 sets out that significant development should be focused in areas that are sustainable through limiting the need to travel and by offering a choice of transport modes.
- 5.34. Paragraph 115 states that developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.35. Section 11 relates to making effective use of land in meeting the need for homes and other uses. Paragraph 120 sets out that planning policies and decisions should '*give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs*'. It also states at paragraph 124(d) decisions should promote and support the development of under-utilised land and buildings.
- 5.36. Section 12 places weight on achieving well designed places. Paragraph 135 in particular ensures that developments '*function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development*' and '*optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development*'.

- 5.37. Section 14 highlights the importance of supporting the reduction of emissions and encouraging the use of renewable and low carbon energy. Specifically, paragraph 157 asks that new development should be planned in a way that avoids increased vulnerability to the impacts arising from climate change and can help reduce greenhouse gas emissions through its location and design.
- 5.38. In relation to flood risk, paragraph 165 sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).
- 5.39. Paragraph 173 requires planning applications to be supported by a site-specific flood risk assessment and local planning authorities should ensure that flood risk is not increased elsewhere.
- 5.40. Paragraph 180 ensures proposals conserve and enhance the natural environment. The policy seeks to prevent new development from resulting in unacceptable levels of pollution. The policy also asks that proposals minimise the impacts on and provides net gains for biodiversity.
- 5.41. Paragraph 191 notes that planning decisions should ensure that new development is appropriate for its location having consideration to the potential sensitivity of the site or wider area to impacts that could arise from the development.

National Planning Policy Guidance

- 5.42. In relation to the supply of housing, where local authorities do not have an adopted plan which is less than 5 years old that identifies a five year supply of specific deliverable sites at the time of examination, then they are required to update annually a supply of specific developable sites to provide either a minimum five years' worth of housing, or a minimum of four years' worth of housing in certain circumstances.

Emerging Planning Policy

Bury Local Plan

- 5.43. Following the adoption of PfE, Bury MBC are now preparing a new Local Plan to replace the existing saved policies of the Bury UDP. The Local Plan will provide a more detailed set of locally specific planning policies to complement the PfE.
- 5.44. There are no published timescales for the new Local Plan, however the Council is currently undertaking a call for sites exercise, with a request to focus on brownfield previously development sites within existing urban area.

6. Key Planning Considerations

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2. The revised NPPF along with the NPPG and other supplementary and emerging policies are material considerations relevant to the determination of this application.

Principle of development

- 6.3. The site is unallocated brownfield site within the Unitary Development Plan, within an urban area and not within the Green Belt. As such, in accordance with the NPPF, there is a presumption in favour of development.
- 6.4. Section 11 of the NPPF makes clear that substantial weight should be given to using suitable brownfield land within settlements for homes and other identified needs. The redevelopment of this site, to deliver much needed family homes should be supported.
- 6.5. The site is occupied by a vacant building. It is in a poor condition and is unsuitable for retention and conversion to an alternate use. Therefore, the proposed redevelopment is the most viable opportunity as well as being wholly compatible with the surrounding land uses.
- 6.6. The principle of residential development on the site is therefore considered to be acceptable and would comply with the NPPF, Places for Everyone and current UDP policies.

Need for the development

- 6.7. Policy H1 of the Bury UDP requires 7,200 new dwellings between 1986 and 2001. This has now been superseded by PfE, which sets the average annual housing requirement for Bury as 452 dwellings over the plan period 2022-2039.
- 6.8. The Council can only demonstrate a 2.6 year supply of housing (at best) against the minimum requirements of five years set in the NPPF. The five-year supply has been calculated on the basis of the Local Housing Need of 614 dwellings per annum, calculated using the Government's standard methodology.
- 6.9. For this reason, in accordance with NPPF footnote 7, the Council's development plan policies relating to housing supply are out of date and, in accordance with paragraph 11, the tilted balance is engaged with a presumption in favour of granting permission, unless;

'The application of policies within this Framework that protect areas or assets of particular importance provide 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 this Framework when taken as a whole'

- 6.10. The site represents a suitable and sustainable location for housing in economic, social and environmental terms, as well as being located within the existing urban area, in walking distance from local amenities and public transport.
- 6.11. There is significant public benefit in the reuse of a brownfield site within the urban area. This carries significant weight in favour of granting approval, given the tilted balance afforded by paragraph 11 of the NPPF. In addition, it will;
- deliver much needed homes in a borough which urgently needs to address a longstanding shortfall in housing delivery
 - Revitalising the site with an attractive, high quality development which contributes positively to the local area
 - Regenerating and making best use of previously developed land;
 - Economic benefits of new homes in terms of job creation, attracting additional residents to help boost the local economy, as well as contributions towards Council Tax revenue.
- 6.12. As demonstrated within this statement and within the supporting documentation, there are no adverse impacts arising from the proposal that would significantly and demonstrably outweigh the benefits that would be delivered.
- 6.13. The Council therefore need to look favourably upon sites, such as this one which can assist them in delivering their housing requirements.

Other material considerations

Design

- 6.14. The application is supported by a Design and Access Statement prepared by Four Architects. This forms an integral part of the submission and should be read alongside the submitted plans and other supported information.
- 6.15. The DAS describes the development proposals and provides important information about the scheme, in particular commentary on the layout, the scale and massing of the development and appearance of the dwellings.
- 6.16. The DAS also explains how the development has been designed to be inclusive to all and minimise opportunities for crime and disorder and reduce the fear of crime.
- 6.17. In designing the scheme, the applicant has been mindful of National Design Guidance and local design policies. The scheme represents a high-quality design which is modern in its appearance, utilising an attractive materials palette that is complimentary to the existing street scene.

- 6.18. The layout of the site has carefully considered the site's constraints to ensure that it provides sufficient living accommodation as well as associated car parking provision, cycle, and bin storage.
- 6.19. The proposal complies with the National Design Guidance and guidance within the NPPF and is therefore acceptable in design terms.

Ecology

- 6.20. The application is supported by a Daytime Bat and Bird Survey prepared by Rachel Hacking Ecology. The purpose of the report is to assess the potential of the site to support roosting bats and to identify whether there is a requirement for further detailed surveys.
- 6.21. The report states the site has low level ecological interest and the existing structures have low suitability for roosting bats. There was some evidence of bird use, but no nesting was found during the survey.
- 6.22. Therefore, the loss of the building will not result in any habitat loss.
- 6.23. It is recommended that a further dusk bat survey is undertaken and a nesting bird survey prior to the demolition of the building.

Crime

- 6.24. The application is supported by a Crime Impact Statement and is prepared by a suitably qualified practitioner. The purpose of the CIS is to support the application submission and ensure that the development has considered the need to reduce crime and the fear of crime.
- 6.25. It makes recommendations for site security during the construction phase as well as a security strategy being provided to the architect to be incorporated into the design of the scheme.
- 6.26. The measures suggested within the report in relation to secure car parking, refuse and cycle storage as well as natural surveillance are considered appropriate and adequate for perceived crime risk and to ensure that the development accords with the relevant policies within the UDP and NPPF.

Transport and parking

- 6.27. The application is accompanied by a technical note prepared by SCP Transport. It states that the site is readily accessible by a range of vehicles, including refuse collections.
- 6.28. The site is readily accessible by various modes of transport, including public transport and will encourage the use of non-car journeys through the inclusion of cycle storage.

- 6.29. The scheme will result in a trip generation impact that would be negligible to the local highway network and when assessed against the current use of the site, it is likely to have a net impact of no additional traffic because of the redevelopment.
- 6.30. In accordance with the paragraph 115, development should only be refused on highway ground if there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network would be severe. Neither are the case in this instance and the scheme is therefore considered acceptable from a traffic perspective.
- 6.31. Each dwelling will be served by 2 car parking spaces. Whilst this is less than the required policy provision, given the site's sustainable location, the proposed number of spaces are sufficient.

Ground Conditions and Contamination

- 6.32. A Phase I Ground Investigations Report prepared by Sub Surface accompanies the planning submission.
- 6.33. It establishes that an intrusive ground investigation is required to assess the ground conditions and ground gases. But that the proposed residential use would be compatible with the surrounding area and the resultant use would ensure the remediation of the site and improve the ground conditions in this area.

Drainage

- 6.34. The application is supported by a Flood Risk Assessment and Surface Water Drainage Strategy prepared by Flo.
- 6.35. The FRA confirm that the whole site is located within Flood Zone 1 and therefore at the lowest risk of flooding. The closest watercourse is located to the south of the site approximately 250 metres away.
- 6.36. The Surface Water Drainage Strategy sets out the design approach for the development and includes SuDs methods of living roofs, water butts, permeable paving, a flow control manhole and attenuation tank, with the surface water destination being a combined water sewer.
- 6.37. Surface water run-off is equivalent to greenfield and a 36% reduction in development volume which is therefore acceptable and meets the requirements of the technical standards for sustainable drainage systems.
- 6.38. With the proposed attenuation tank, no flooding will occur for all storms up to and including the 100 years + 45% storm event which is acceptable. In the unlikely network exceedance event, surface water will flow away from the building and discharge into Lawrence Street.
- 6.39. The development will not result in an increase in flood risk within the vicinity.

6.40. The FRA concludes that the development is sustainable in flood risk terms and is therefore compliant with paragraph 173 of the NPPF.

Open Space

6.41. SPD1 provides guidance regarding open space for residential developments. The saved UDP Policy RT2/2 requires housing developments over 10 units to make provision for the recreational space of the residents.

6.42. The scheme includes private rear gardens for all properties, as well as private amenity space to the second floor.

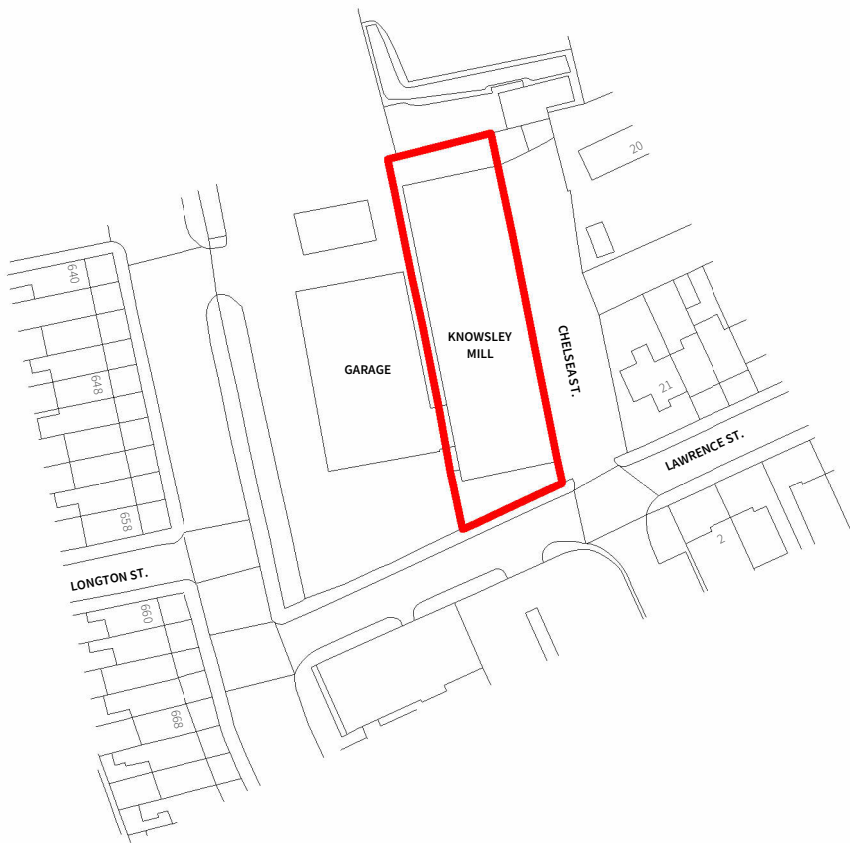
6.43. In addition, the applicant has completed the financial contributions pro forma and proposes to make a policy compliant financial contribution towards off site provision.

7. Conclusion

- 7.1. The redevelopment of this previously developed site, within the urban area very much accords with national and local planning policy.
- 7.2. The proposal will deliver 10 dwellings, within an existing residential area, within proximity to local services and amenities, within easy access of public transport links.
- 7.3. The Council cannot demonstrate a five-year housing land supply and is under pressure to deliver sites across the borough for housing. As a result, and in accordance with paragraph 11(d) of the NPPF, the presumption in favour of sustainable development applies and as such the Council's employment and housing land policies are out of date. Therefore, planning permission should be granted unless there are adverse impacts that would significantly and demonstrably outweigh the balance (the tilted balance).
- 7.4. As demonstrated within this statement and within the accompanying suite of supporting documents, in terms of ecology, flood risk, traffic and transport, ground conditions, open space and crime, there are no significant or demonstrable adverse impacts either individually or cumulatively that would outweigh the substantial benefits of the proposal.
- 7.5. The proposal is acceptable in all respects and, as a sustainable development that will help boost housing supply in a sustainable location, the application should be approved without delay.

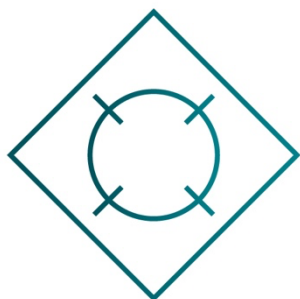
Appendix 1

F	Project Title: PROPOSED RESIDENTIAL SCHEME	Status: PLANNING	
	Location: LAWRENCE ST / CHELSEA ST BURY	Date: FEB' 24	
	Sheet Name: LOCATION PLAN	Job Number: 23-028	Sheet Number: FA-DR-03-100



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