

Planning Statement

Arley Avenue, Bury

Prepared on behalf of **Hive Homes**

February 2023



1. Introduction

- 1.1 MCK Associates have prepared this Planning Statement on behalf of Hive Homes (the Applicant) to support a full application submitted to Bury Council (the council) for the development of a proposed car park for usage in relation to activities functioned on the recreational land / sports pitches located opposite Arley Avenue to the rear residential properties.
- 1.2 The purpose of this Statement is to justify the proposal(s) in context of all relevant policies and other application submissions which correlate to the site. This Statement will address various comments raised by Bury Council planning officers and other statutory consultees.

The Proposed Scheme

- 1.3 The description of the proposed land is:

“Parking provision for the football field, behind local residents opposite Arley Avenue.

Also adding a staircase down to the field.”

Further details of the Proposed Scheme are provided within Section 3 of this Planning Statement.

Planning Application Documents

- 1.4 This Statement has been submitted as part of a suite of documents that together compromise the planning application. The documents, prepared by MCK Associates Ltd, include:
- Planning Statement
 - Site Location plan
 - Proposed Layout
 - Proposed Pedestrian Steps

Structure of the Planning Statement

The remainder of this Statement is structured as follows:

[Section 2](#) : Site and Surrounding Area

[Section 3](#) : Proposed Scheme

[Section 4](#) : Planning Appraisal

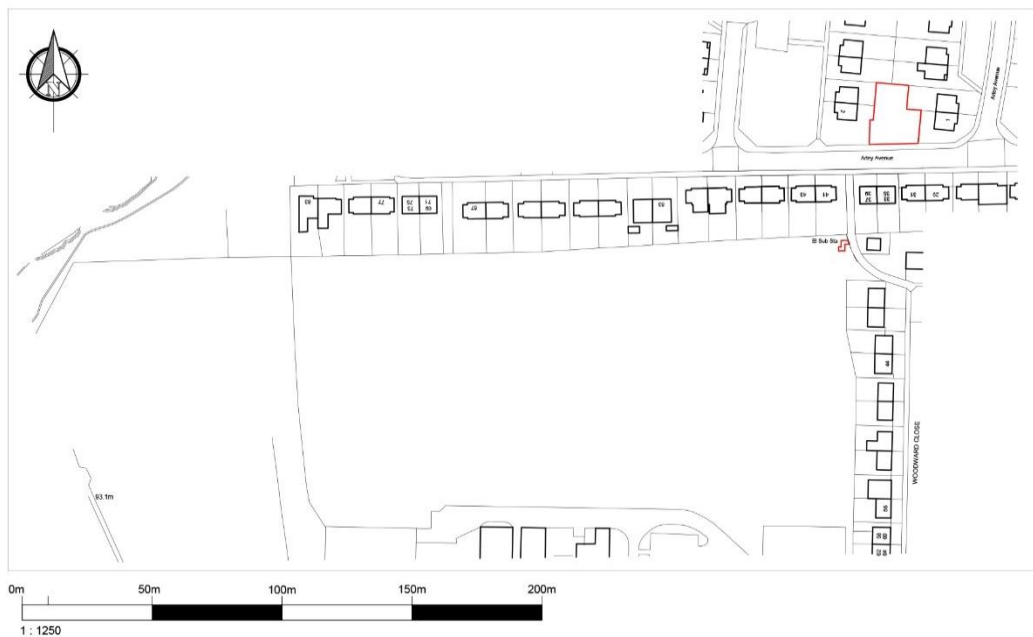
[Section 5](#) : Planning Balance & Conclusion

2. The Site and Surrounding Area

The Application Site

- 2.1 The site measures approximately 375.2sqm, located 1.9 miles north to Bury Town Centre and north to The Seedfield Centre and recreational land situated off Parkinson Street. The site is immediately surrounded by a mix of recreational land to the west and south-west with residential land in all other directions.
- 2.2 The northern, east and western boundary of the site is distinguished by existing fencing from rear gardens of semi-detached housing properties served off Copse Drive to the right and Spinney Drive to the left. Further north are residential units served off these roads.
- 2.3 The southern edge of the site is secured with palisade metal fencing and locked double gates.
- 2.4 The land itself is grassed all over with small shrubs and vegetation towards the northern boundary. Small areas of gravel and tarmac cover the southern half of the site.

Figure 1 : Site Location plan



Surrounding Area

- 2.5 The surrounding area offers good local amenities and transport links in walking distance to the site and is in a sustainable location close to recreational open space.

Sustainable transport Links

Buses

- 2.6 The site is well connected to several bus stops within walking distance via Arley Avenue and Walmersley Road, A56, which allows access to routes 474, 481 Irwell Line, 882, 898 and B2 Bury Bolts.

Trams

- 2.7 Located in Bury Town Centre, approximately 2.1 miles and 9 minutes by car from the site, are existing tram stops which occupy the green and yellow line, providing regular journeys to Altrincham and Piccadilly.

Retail Services

- 2.8 There are a number of shops and services within a short walking distance of the site, including the Sundial Pub, Ambrosia the Dessert Heaven, Top Chop Butchers, SPAR and McColls convenience store. A wider range of retail facilities can be accessed in Bury Town Centre via private or public transport.

Open Space & Recreation

- 2.9 The football playing pitches to the south of the site are to be retained and will remain unaffected by the proposed scheme, continuing to provide an important open space and recreation function for the local community.
- 2.10 The site also benefits from its proximity to (510m) to Clarence Park which is the largest urban local community public park in the Borough and offers users a range of facilities including a children's play area, fishing facilities, a café and a community centre. In addition, Burrs County Park is located to the north-west of the site (790m) on the River Irwell spanning 36ha featuring a wide variety of different wildlife habitats – woodland, open space, wetlands, ponds and waterways.

- 2.11 In respect of other recreation opportunities, within 800m of the site to the east is Clarence Park Bowling Club and located 1km to the west of the site is Woodbank Cricket Club. Further to the north, there is Lowes Park Golf Club and to the south is Hoyles Bowling Club. In addition, there are numerous recreational facilities accessible across Bury Town Centre which would be reached by public transport from the site.

Healthcare

- 2.12 To the south of the site there is Rock Healthcare facility and the Huntley Mount Medical Centre located approximately 1.4km from the site which offer GP services to patients. To the west of the Site across the River Irwell additional GP services are offered at the Westbank Surgery approximately 960m from the Site.
- 2.13 The closest hospital is Fairfield General Hospital to the east of the town centre, 3.7km from the Site and it also provides Accident and Emergency Services.
- 2.14 There is also a dental practice, Parkhouse Dental Surgery, approximately 360m north of the site.

Education

- 2.15 There are several educational institutions near the Site. St John with St Mark CoE Primary School (527m) and Chesham Primary School (681m) are within a 15-minute walk of the Site. All these educational facilities achieved an Ofsted rating of 'Good' at their most recent assessment.

Planning

- 2.16 There is no relevant planning history on the area of the site subject to the proposed scheme.
- 2.17 It should be noted that a full planning application have been submitted for 'the Seedfield Centre' located off Parkinson Street which involves the proposal of 86 residential units adjacent to the recreation football pitches further north. The application site on Arley Avenue proposes the land to be utilised for car parking in usage for activities which will take place on these recreational fields. The proposals are to provide: temporary, secure parking for the football club on Arley Avenue, with improved pedestrian access to the playing fields and the siting of two containers to provide storage facilities for the club.

3. Proposed Scheme

- 3.1 The proposal seeks full planning permission for:

*“Parking provision for the football field, behind local residents opposite Arley Avenue.
Also adding a staircase down to the field.”*

- 3.2 The scheme seeks to utilise the subject land for temporary parking for the football club on Arley Avenue in a sustainable location in respect of the Seedfield Application.

Boundaries

- 3.3 Existing fences from residential properties define the north, east and western boundary. These fences will be repaired and made good where required and would delineate the space from secure parking to private garden curtilages.
- 3.4 The southern boundary, secured by palisade fence and gates will be repaired and made-good where required and re-painted to match the colour of the football club.

Materials

- 3.5 It is anticipated that the surface will be permeable aggregate. Details to be confirmed.

Security

- 3.6 The land will be locked during none-operating hours. Keys will be occupied by the Football Club for ease of access. Seedfield Football Club will be responsible for opening and locking up the site.
- 3.7 It will be Seedfield Football Club's responsibility to maintain the land and ensure it is in good state for usage. Any landscaping will be regularly maintained so as not to overgrow and cause any negative impact to the parking or neighbours.

Access & parking

- 3.8 Primary access into the site will be from Arley Avenue. The site will provide 14 bays for parking, served from a private 6m drive.

4. Planning Appraisal

National Planning Policy Framework (2021)

- 4.1 The national Planning Policy Framework (NPPF) is a material consideration that carries significant weight in the determination planning applications, particularly in respect of considering proposals involving previously development land in the Green Belt.
- 4.2 Taking the above into consideration, it is submitted that the proposed scheme would cause no impact upon the existing openness of green belt land to the south or any land of significance important.

Playing Fields

- 4.3 The proposal does not result in the loss of any part of a football playing pitch or its surrounds. It is noted however, that in the Sport England consultation response dated 27th January 2023 that they consider that the “proposal would lead to the loss of playing field and non-playing field and would prejudice the use of land being used as a playing field” in relation to the application proposed for Seedfield off Parkinson Street.