

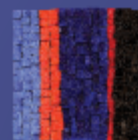
Statement of Community Involvement

Proposal for 7 True Bungalows

Land off Billberry Close and Albert Road,
Whitefield, Bury, M45 8BL

On Behalf of Venturia Ltd

MARCH 2023



mosaic
town planning

Mosaic Town Planning Bloc 17 Marble St. Manchester M2 3AW	Enquiries: 0161 638 9211 enquiries@mosaictownplanning.co.uk www.mosaictownplanning.com
Prepared by:	Leon Armstrong
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1 Introduction

- 1.1 This Statement of Community Involvement accompanies a full planning application to Bury Metropolitan Borough Council (BMBC) for the erection of 7 true bungalows on land allocated for housing in the BMBC Unitary Development Plan (UDP).
- 1.2 The applicant, Venturia Ltd has engaged with the community over the proposals to develop land off Billberry Close and Albert Road in Whitefield. This has included consultations with the public and ward councillors.
- 1.3 This followed pre-application discussions with BMBC in November 2022, which related to the development of 7 true bungalows. Advice was received from officers to undertake a public consultation.
- 1.4 The draft proposals respond to the advice received from the Council and their statutory consultees with regard to layout and highways matters.
- 1.5 The planning application has been subject to a month-long stakeholder engagement process prior to submission. The feedback received is taken into account in this document.
- 1.6 Engagement with the local community provided an opportunity to understand primary concerns and review their suggestions.
- 1.7 This Statement will describe the extent of community involvement, the outcomes and how views have been accounted for. This also aims to provide a direct response to these comments, where appropriate. It is hoped that this will allay concerns, or at least provide a rationale for the plans.
- 1.8 Matters of design and layout are discussed in the Design and Access Statement, which has been submitted alongside the application.

2 Proposals

- 2.1 The final proposal comprises the erection of 7 true bungalows with associated driveways, private garden space and boundary treatment on 0.33ha of open land in a residential area of Whitefield.
- 2.2 The proposed dwellings comprise 6 two-bedroom, semi-detached bungalows situated off Billberry Close and 1 two-bedroom, detached bungalow situated off Albert Road.
- 2.3 The dwellings will be constructed from brick walls and plain concrete tiled roofs. There will be casement uPVC windows. The elevations and roof designs have been designed so as to complement the existing vernacular in the area.
- 2.4 All of the houses will have private garden areas which will afford future occupants appropriate levels of private amenity.
- 2.5 Existing trees and shrubs to the rear of the proposed homes will be retained within private gardens. This area will also act as an easement for the public sewer which runs under the site.

3 Consultation Guidance

- 3.1 The **BMBC Statement of Community Involvement** was adopted in 2021 and provides guidance on how the Council intends to involve the community in preparation of new policies and plans, as well as during the determination of planning applications. Whilst this information is for the Council's processes, it provides a useful steer on how applicants should engage with the local community.
- 3.2 Paragraph 1.4 states that "The aim is that by achieving greater community engagement throughout the planning process stakeholders and other organisations will have active involvement in identifying and addressing planning issues, and in the development of planning policies and proposals."
- 3.3 BMBC commits to engage both individuals and the wider community in the planning application decision process through a variety of methods. This will help to keep the community informed of the latest planning applications and local plan reviews.
- 3.4 Paragraph 5.6 is of significance to comments received during the public consultation to the proposals. This states that "planning is an open and public process and as such all comments made on a planning application can be viewed by both the applicant and other members of the public."
- 3.5 Paragraph 5.2 encourages pre-application enquiries. It states that they help the applicant get their application 'right first time' and whilst they are not a guarantee of obtaining planning permission, the exercise ensures that all of the planning issues are identified early so as to enable the applicant to put forward the best possible application."
- 3.6 On a national level, the **National Planning Policy Framework** (NPPF, July 2021) provides further guidance on consultation best practice and early engagement.
- 3.7 Paragraph 39 states that there is "significant potential to improve the efficiency and effectiveness of the planning application system for all parties" and that "good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."
- 3.8 The NPPF goes on to clarify that "the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits" (Paragraph 41).
- 3.9 Beyond the developer and decision maker relationship, "the participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle" (Paragraph 42).

4 Consultation Exercise

- 4.1 As previously described, national and local guidance encourage pre-application engagement and community involvement at the pre-application stage of the development planning process.
- 4.2 The applicant held pre-application discussions with the Council and undertook a public consultation exercise with surrounding residents and local Councillors. This included use of digital consultation methods and a leaflet drop. The consultation methods used are described in more detail below.

Pre-Application Discussions

- 4.3 A pre-application enquiry was submitted to BMBC on 13th June 2022. Following discussions with the case officer the applicant amended the proposal for a scheme for 7 true bungalows. The Council provided its detailed response on 8th November 2022 via email.
- 4.4 The final proposal is based on a series of exchanges of emails and phone calls during the pre-app process.
- 4.5 The written response to the pre-application enquiry is laid out in Appendix 5 of this Statement. This process was considered helpful in terms of understanding technical constraints such as highways access and drainage infrastructure.
- 4.6 Importantly, the applicant has adhered to advice from Dean Clapworthy of BMBC who recommended that a public consultation be carried out in advance of an application being submitted.

Local Councillor Engagement

- 4.7 Local councillors were written via email on the 4th January to inform them of the upcoming public consultation. This was accompanied by a letter which described the events to date, including holding pre-application discussions with BMBC officers.
- 4.8 The following Besses Ward Councillors were emailed as part of this process:
 - Cllr Noel Bayley (Labour Ward Councillor)
 - Cllr Lucy Smith (Labour Ward Councillor)
 - Cllr Mary Whitby (Labour Ward Councillor)
- 4.9 An additional email was sent on 2nd February to the above councillors along with a copy of the consultation leaflet and a link to the dedicated website. Councillors were encouraged to contact Mosaic if they had any queries arising from the consultation materials sent.

- 4.10 Whilst Planning Practice Guidance “strongly” encourages members to engage in the pre-application stage and Section 25 of the Localism Act offers freedom for councillors to engage in pre-application dialogue without the threat of ‘pre-determining’ applications, none of the councillors have responded to our correspondence.

Leaflet Drop

- 4.11 Following the information circulated to local councillors, leaflets were distributed to properties directly affected by the development. The A5 sized folded colour leaflet was designed to introduce the site, the proposals, and invite feedback via the dedicated consultation website, email and postal address. See Appendix 2 for a copy of the leaflet.
- 4.12 The leaflets were distributed on 2nd February to approximately 100 properties in the area. This covered all properties surrounding the site and those that are most likely to be affected by the development.

Consultation Website

- 4.13 A dedicated website has been built to accompany the pre-application consultation process. This was designed as a platform for stakeholders to engage with the applicant on the proposals. The website has been arranged to ensure the content and design are consistent with the distributed leaflets.
- 4.14 The website remains live at the time of writing and can be accessed via the link below. See Appendix 3 for screenshots. www.billberryclose.co.uk
- 4.15 The website includes information on the proposed design, constraints and opportunities of development.
- 4.16 A ‘Your Feedback’ page was featured in the website design, including an online form for the submission of comments. Email and postal addresses were also provided in the leaflet which could be downloaded directly, offering multiple communication channels.
- 4.17 The website was formally published on 1st February and has 101 unique visits at the time of writing. The deadline for submitted comments was 28th February, allowing for a month long consultation period.

5 Summary of Feedback

- 5.1 A total of 18 written responses were received during the consultation process; 5 direct email and 13 via the website form. Redacted versions of comments received are including in Appendix 4.
- 5.2 Of the responses which did provide detail the following points were raised:
- Loss of recreational land and its impacts
 - How this will be assessed against local evidence
 - Loss of habitats to wildlife and its impacts
 - Public consultation can only be authorised by the Council
 - The full transcript of the novel 'Little Women' without context
 - Parking provision and impact
 - Design and appearance
 - Disturbance during construction
 - Queries regarding GDPR compliance
- 5.3 It should be noted that, for brevity, some of the comments received from individuals during the consultation process have been compiled to list unique comments.

6 Response to Feedback

- 6.1 The loss of open space and how the proposals will comply with the BMBC Open Space Strategy was raised repeatedly. Despite the fact that the land is part of a housing allocation (Ref: H1/1/40) in the BMBC UDP (1997) that is now developed, the applicant will be required to assess the proposals against paragraph 99 of the NPPF, as UDP Policy RT1/1 is now out-of-date. They will show that the open space is surplus to requirements, taking into account local qualitative and quantitative supply. The applicant will use evidence from the BMBC Greenspace Audit and Strategy (2015) to demonstrate this.
- 6.2 Suggestions that the applicant should develop other alternative open spaces in the area are not material as all planning applications are to be decided on their own merits.
- 6.3 In terms of the potential loss of wildlife habitats and its impacts, the applicant's advisors will be assessing the ecological impacts of the proposals as part of the submission. This will inform discussions with the Council and help to assess what ecological enhancements are necessary. However, the retention of existing scrubland, hedges and vegetation along with proposed native planting and mitigation such as bat and bird boxes to be incorporated into the design of the dwellings is sufficient to demonstrate a biodiversity net gain.
- 6.4 Many of the comments state the intention to only respond to the statutory public consultation as part of any planning application or query the legitimacy of the applicant's public consultation. As described in Planning Practice Guidance, pre-application community consultation is encouraged where it will add value to the process and the outcome. This was also advised by BMBC as part of pre-application discussions with the applicant. It is therefore disappointing that many residents appear to have viewed this consultation process with a degree of mistrust.
- 6.5 The impact of the proposals in terms of parking provision has been raised. Each of the homes will benefit from two parking spaces. Table 2 of the BMBC Development Control Policy Guidance Note 11 provides parking standards. These are expressed as a maximum level of provision. For a C3 Housing use class in this location a maximum of 2.5 spaces are sought per dwelling. The proposed site plan provides 2 in-curtilage dwelling (off-road) for each property. Given the likely age of the occupiers of the bungalows, this is an appropriate level of parking provision which would not impact on highway safety.
- 6.6 Concerns received regarding the appearance of the homes appear to relate to the principle of built development at the entrance to Billberry Close in principle, set against the current openness of the land. However, the design, appearance and materials used would be consistent with properties surrounding them. They would include features such as brick headers, cills and pitched roof porches

to add visual interest. Green infrastructure such as trees, shrubbery and garden space would also help to integrate the development into the local area.

- 6.7 With regard to the potential for disturbance during the construction phase of the development, mitigation for this is routinely dealt with via a Construction Management Plan. This can be agreed with the Council and secured by a planning condition. This can incorporate practical matters such as means of access, hours of working and vehicle tyre washing to limit the disturbance of nearby residents.
- 6.8 An individual has queried whether the public consultation held is compliant with the General Data Protection Regulations (GDPR). Under the GDPR, processing personal data for planning by a chartered professional is considered a legitimate interest which provides a lawful basis for the processing of personal data. Regardless, the dedicated website for this public consultation clearly provides the following information:

“The SCI will include all correspondence received, including details such as postcodes, where these have been provided. Personal details such as names, addresses and email addresses will be omitted from this document. This ensures all comments received are available to the Council during the consideration of the application. As the SCI forms part of the formal application documents, the Council may publish this information online, subject to their own Data Protection Policies. Likewise, should the application be referred to the Planning Inspectorate in the form of an Appeal, this information may again be published online, subject to their Data Protection Policies.”

- 6.9 As such, the legitimate interest established and the redaction of all personal information from publicly available materials (this statement) ensure that the GDPR is accorded with.
- 6.10 A further comment from an anonymous respondent requested that all comments received on the principle of development should be posted on the consultation website. Notwithstanding the need to redact personal information, this statement has collated and published this data.

7 Conclusion

- 7.1 This Statement of Community Involvement has been produced to summarise the methods of engagement with the community and Local Planning Authority. It has been completed in accordance with the BMBC Statement of Community Involvement and paragraphs 39 to 42 of the NPPF.
- 7.2 This guidance was used to help shape the consultation methodology and to inform local residents on the proposals.
- 7.3 The level of consultation is proportionate to the scale of development proposed. It involved pre-application discussions with the Council in 2022 and liaison with ward councillors.
- 7.4 Members of the public were consulted through a leaflet drop and a bespoke consultation website displaying the proposals and inviting comments. The engagement methods utilised were appropriate.
- 7.5 The website was published in ample time prior to the distribution of leaflets outlining the proposals, and councillors were briefed such that they could advise residents or redirect questions to the development team. The website, which details the proposals clearly and succinctly, follows best practice examples and allowed for stakeholders to respond online within the month of February.
- 7.6 The number of comments received (18) is under a fifth of the overall number of households consulted (circa 100 households) via the leaflet drop. This may demonstrate apathy towards the proposals or lack of immediate concern from the majority of consultees.
- 7.7 Whilst we have been able to directly respond to some of the matters raised through this statement, there have been no practical matters raised which have influenced the design and layout of the final scheme. This is perhaps inevitable given that primary objections relate to the principle of the development; a) the loss of recreational land and b) impact on local wildlife.
- 7.8 The loss of recreational land will need to be assessed against paragraph 99 of NPPF by the applicant, where it must be demonstrated that the land is surplus to requirements, having regard to the local evidence base.
- 7.9 In terms of the perceived impact on biodiversity, the applicant has instructed a Biodiversity Net Gain Assessment to be carried out. This has demonstrated that the proposed development will enhance the environment and provide greater benefits to biodiversity than the current use of the land.

Appendix 1 – Email to Councillors

Bloc
17 Marble St.
Manchester
M2 3AW
Tel: 0161 638 9211
enquiries@mosaictownplanning.co.uk



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Cllr Noel Bayley, Cllr Lucy Smith and Cllr Mary Whitby
Bury Council
Knowsley Place
Knowsley St
Bury BL9 0SW

04 January 2023

Dear Councillors,

Re: Proposed development of 7 no. true bungalows on land off Billberry Close/Albert Road, Whitefield

Happy New Year to you all, I hope that you are well.

I am writing to you with regard to our client's upcoming planning proposals at the above address. So far, our client has held positive pre-application discussions with the Local Planning Authority and will soon be looking to engage with local stakeholders as part of a public consultation exercise, prior to the submission of a full planning application.

We will be writing to households in the area in the coming weeks to inform them of our client's proposals. A leaflet will direct consultees to a dedicated website which will detail the scheme and provide an opportunity for residents and other stakeholder to have their say.

The proposals are currently being finalised, however it is anticipated that the development will comprise 7 no. true bungalows on land off Billberry Close. The scheme will respect the streetscene and will be laid out to ensure the highway network and existing sewers are not impacted by development.

Our client appreciates the benefit of consulting local residents and councillors as part of the evolution of the scheme. As such, we would welcome you to view the draft proposals when they are presented online. I will write to you in due course to provide you with the leaflet and website details.

Kind Regards,

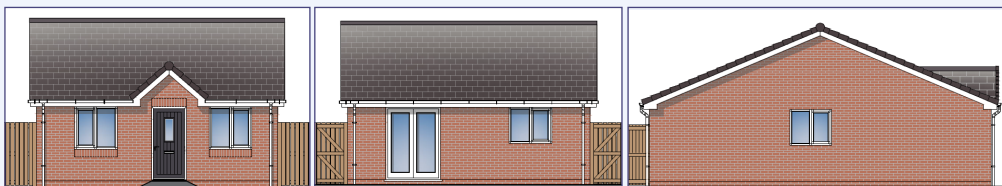
Leon Armstrong
Director

leon@mosaictownplanning.co.uk
Tel: 0161 638 9211

Appendix 2 – Consultation Leaflet

Key features and benefits of the development are as follows:

- The erection of 7 'true' bungalows (60sqm internal floorspace)
- Consisting of 6 x semi-detached and 1 x detached properties
- Meeting local housing needs for bungalows
- Off-road parking spaces (2 per dwelling)
- Retained easement for access to existing drainage network
- Existing trees and shrub planting to be retained, where possible
- New adoptable footway directly adjacent to Billberry Close to replace existing informal footpath which runs through the centre of the site
- Removes potential for anti-social behaviour and increases natural surveillance



Submitting your feedback

Website

www.billberryclose.co.uk

Email

enquiries
@mosaictownplanning.co.uk

By Post

Mosaic Town Planning
Bloc, 17 Marble Street
Manchester, M2 3AW

This leaflet has been distributed to around 100 households in the area. It can also be downloaded from the web address shown. This will allow residents to take a closer look at the plans and leave comments online. You can also write to us by post to the address provided.

The deadline for submitting comments is **28th February 2023**. We will endeavour to take account of any comments received beyond this date, but this is not guaranteed.

It is expected that the application will be submitted during March, after which the council will carry out its own formal neighbour consultation. We look forward to receiving your views on the proposals.

Billberry Close Public Consultation

Hello,

welcome to the consultation for our proposal for 7 new bungalows for Whitefield...

Proposed streetscene viewed from Billberry Close



You are invited to comment on proposals for a new residential development on land off Billberry Close and Albert Road. The landowner has drawn up plans for the proposed development of 7 bungalows.

The landowner held positive dialogue with Bury MBC officers at the end of last year and following the clarification of technical matters, intend to submit a planning application in March 2023. Before this, we wish to seek your views on our proposals.

Given the urban location of the land and the need for more housing across the borough, the principle of development is supported by planning policy.

However, the details of the proposal are still under consideration by the landowner. Your comments would be helpful to finalise the scheme.

As shown on the proposed plan and images overleaf, the proposals consist of 7 true bungalows, laid out over 3 pairs of semi-detached dwellings and a single detached dwelling. Vehicle and pedestrian access to these properties is split between Billberry Close and Albert Road. See overleaf for benefits of the development and how you can comment on the proposals



www.billberryclose.co.uk

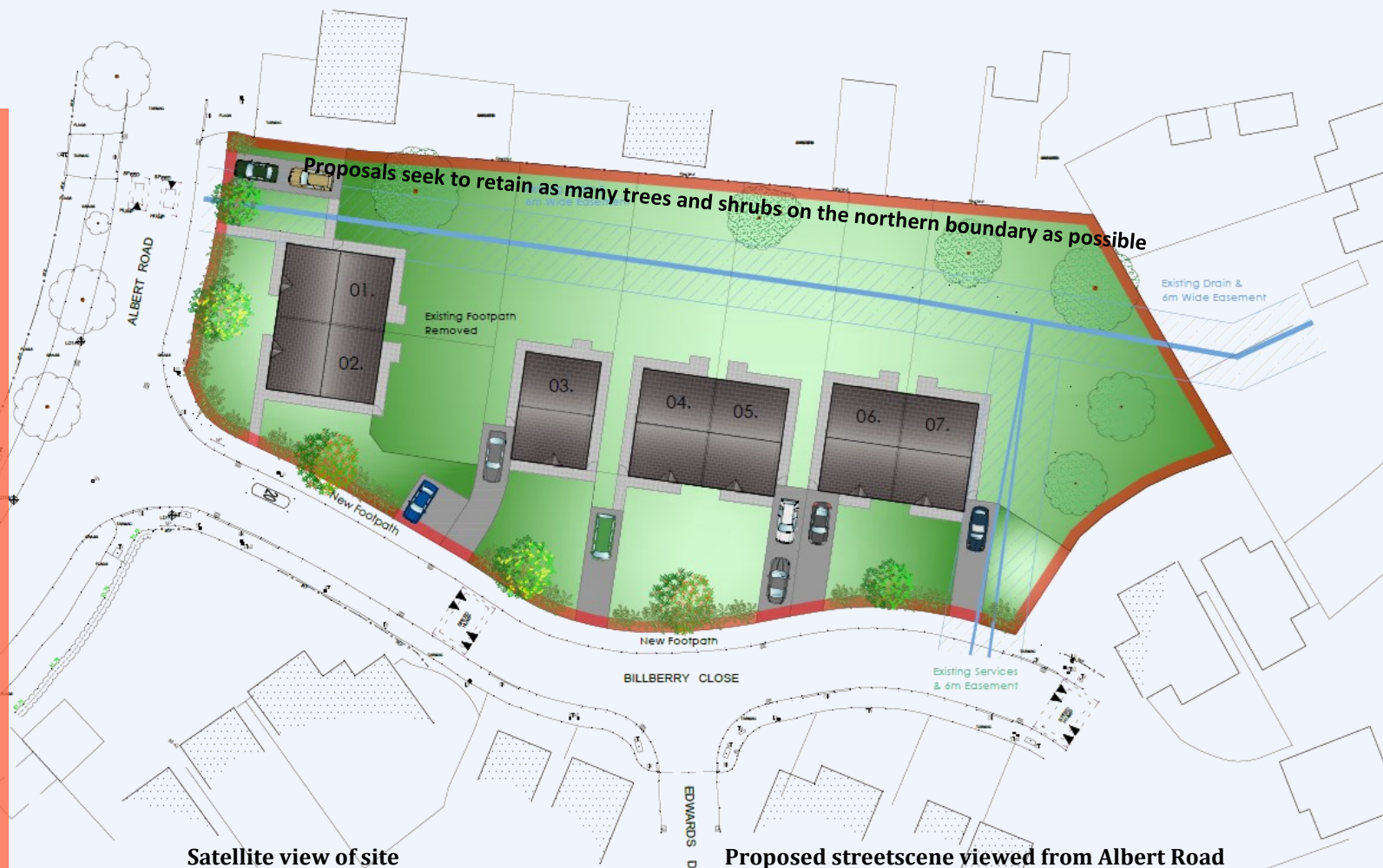
The Proposals

The 0.33ha site is located in a predominantly residential area of Whitefield at the corner of Billberry Close and Albert Road. The site comprises a small area of informal open space with an informal footpath connecting Billberry Close and Albert Road running through the centre of the site. The area is used primarily as a pedestrian access route. The informal footpath will be relocated as part of the proposals, if planning permission is granted.

The surrounding area is characterised by one and two-storey residential development. The proposals will offer a natural continuation of the local built character. The preliminary design of the new homes and the materials to be used will be chosen to provide consistency with the appearance of the adjoining properties.



www.billberryclose.co.uk



Satellite view of site

Proposed streetscene viewed from Albert Road



Appendix 3 – Consultation Website

Home

Latest Website Updates

1st March 2023 - Consultation Period Closed

This [consultation](#) is now closed. Thank you for your responses. We will be reporting on these in our Statement of Community Involvement, which will detail our engagement process and respond to your comments.

Welcome

Thank you for visiting this consultation website which showcases the proposals for a new residential development on land off Billberry Close, in Whitefield, on behalf of the landowner.

This website has been produced to provide the local community with information and updates on the progress of our plans. It also provides a platform for you to [comment](#) on these proposals.

We are aware that not all members of the community have regular access to the internet, so we have also distributed leaflets to over 100 households in the area surrounding the site.

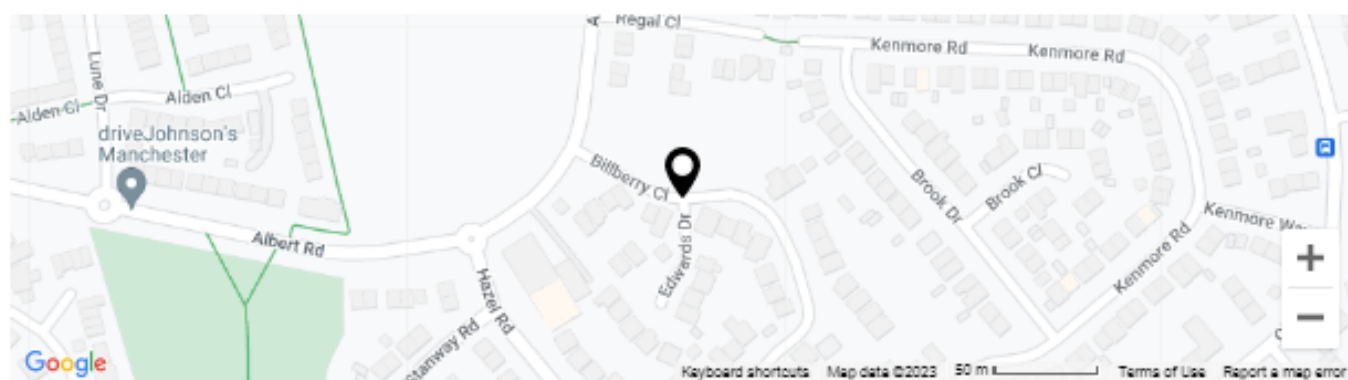
This leaflet can be downloaded from the [Your Feedback](#) page.

We have also held a pre-application meeting with planners and informed your local councillors of our proposals.



The Site

Location



The 0.33ha site comprises open land located in Whitefield at the corner of Billberry Close and Albert Road.

The site comprises a small area of informal open space with a footpath connecting Billberry Close and Albert Road running through the centre of the site.

The area is used primarily as a pedestrian access route. The land is generally flat and grassed over with shrubs and trees situated along its northern boundary.

The surrounding area comprises a mix of modern, suburban housing, with nearby community uses including a Primary School.

The site is in an accessible location and is well-served with a number of shops, services and public transport in close walking distance.



Site Opportunities and Constraints

As this is a corner plot, design of the new housing will be required to address both Billberry Close and Albert Road. This will provide natural surveillance and deter anti-social behaviour. Additionally, the development can secure the site with new boundary fencing.

Satisfactory living space between neighbouring plots is required by planning guidance should this site be developed to ensure that the residential amenity of new and existing residents is safeguarded.

The use of this land should respect its surroundings. The design and materials used should be of a high quality and complement the local architectural vernacular.

Important green infrastructure such as trees will be need to be retained wherever possible, with the potential for a belt of existing trees and shrubbery to remain along the northern boundary.

A sewer easement crosses the land from east to west. The proposals must therefore ensure that adequate access is provided along this corridor to allow United Utilities access to the sewer.

An informal footpath crosses the land from Albert Road, diagonally to Billberry Close. Whilst this is not a public right of way, it is preferable that a footway is provided on the southern boundary with Billberry Close to redirect pedestrians along this route.

Several of these principles have been previously agreed with Bury MBC officers as part of pre-application discussions.

Ultimately, the new development should respect the built and natural environment and blend in seamlessly to the streetscene.



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What is Proposed?

Site Plan



The proposed development would potentially consist of:

The erection of 7 'true' bungalows:

60sqm internal floorspace each

6 x semi-detached

1 x detached

Proposed layout which meets Bury MBC spacing standards

No habitable room windows on gable ends to ensure residential privacy

Vehicular and pedestrian access off Billberry Close and Albert Road for plot 1

Off-road parking spaces (2 per dwelling)

Relocation of informal footpath to southern boundary

Generous front and rear gardens throughout

Retention of mature trees and shrubbery along the northern boundary

New planting throughout

Replacement Boundary Fencing

Typical Elevations



The Benefits

Environmental

- Retention and enhancement of green infrastructure and biodiversity.
- Sensitive native planting and landscaping throughout the site.
- Sustainable homes help residents reduce their carbon footprint.

Economic

- Providing jobs during construction of buildings.
- New residents raising expenditure for local shops and services.
- Additional funds paid to the Council via the New Homes Bonus scheme and additional Council Tax revenue.

Social

- Providing new housing in a high quality development.
- Offering a greater local choice of accommodation for bungalows
- Reducing anti-social behaviour
- Increased natural surveillance

Your Feedback

Thoughts Welcome

The deadline (28th February 2023) for submitting comments has now passed. The website will be kept live and we will endeavour to take account of any comments received beyond this date, but this cannot be guaranteed.

Download Information Leaflet

The information leaflet was distributed to local residents the week commencing 1st February. Should you have not received this information, you can [Contact Us](#) or click the link to the right to download a PDF version.

Consultation Leaflet
[Download File](#) 

Feedback Form

If you have any comments on our initial proposals as we work up the more detailed technical matters (such as layout, design and materials), please complete this feedback form.

We have left the form as open as possible, giving you the opportunity to provide your opinions and suggestions. Once a planning application is submitted, the Council will carry out its own formal neighbour consultation.

The deadline for submitting comments is Tuesday 28th February 2023. The website will be kept live and we will endeavour to take account of any comments received beyond this date, but this cannot be guaranteed.

All comments received will be given consideration by the development team prior to the submission of a planning application, with changes made where possible.

As part of a planning application, a Statement of Community Involvement (SCI) will be submitted to the Local Planning Authority, detailing the results of our consultation, and the evolution of the proposals as a result.*

** Indicates required field*

Your Name *

----------------------	----------------------

First

Last

Your Email *

Your Postcode

Nature of Interest (Resident, Councillor, Business Owner, etc.)

Where do you stand on the principle of additional housing in this location?

- ☐ Support
- ☐ Object
- ☐ Undecided

Your Feedback *

SUBMIT COMMENTS

**The SCI will include all correspondence received, including details such as postcodes, where these have been provided. Personal details such as names, addresses and email addresses will be omitted from this document. This ensures all comments received are available to the Council during the consideration of the application. As the SCI forms part of the formal application documents, the Council may publish this information online, subject to their own Data Protection Policies. Likewise, should the application be referred to the Planning Inspectorate in the form of an Appeal, this information may again be published online, subject to their Data Protection Policies.*



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Appendix 4 – Redacted Public Comments

Submitted Information:

Your Name

[REDACTED]

Your Email

[REDACTED]

Your Postcode

[REDACTED]

Nature of Interest (Resident, Councillor, Business Owner, etc.)

Resident [REDACTED]

Where do you stand on the principle of additional housing in this location?

Object

Your Feedback

I object strongly to the proposed development, the space is a vital green-leisure space used by local residents and their children on a daily basis... and NOT a shortcut between Billberry close and Albert road as your misleading leaflet describes it... along with all the other residents of Billberry close, Edwards drive and Regal close we will object and petition both the elected councillors and MP for the area at every stage of application to prevent this application reaching development

Submitted Information:

Your Name

[REDACTED]

Your Email

[REDACTED]

Your Postcode

[REDACTED]

Nature of Interest (Resident, Councillor, Business Owner, etc.)

Resident

Where do you stand on the principle of additional housing in this location?

Object

Your Feedback

I fully object as when I bought this house [REDACTED] this was a strong reason why. It offers a safe environment for young children to play football and games etc

I also do not support the fact there will be building work, mud, machinery etc taking place causing a disturbance.

[REDACTED] I fully oppose the building of more houses on this site!

Submitted Information:

Your Name

[REDACTED]

Your Email

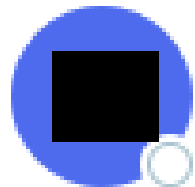
[REDACTED]

Your Postcode

[REDACTED]

The novel 'Little Women' was posted in full by this respondent. The text of this communication was too long to reproduce.

Billberry Close



To ☐ Enquiries Email

I will comment when there is a public consultation led by the Council

Billberry Close



To  Enquiries Email

Dear Sir/Madam,

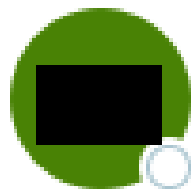
Thank you for the information regarding the proposed development on Billberry Close, Whitefield.

I will however voice any concerns/issues I have regarding this matter once the formal plans have been released by the council.

Regards,



Billberry Close.



Google mail

To ☐ Enquiries Email

Cc ☐

I will respond to the formal consultation undertaken by Bury MBC.

Yours

[Redacted signature]

Submitted Information:

Your Name

[REDACTED]

Your Email

[REDACTED]

Your Postcode

[REDACTED]

Nature of Interest (Resident, Councillor, Business Owner, etc.)

Resident

Where do you stand on the principle of additional housing in this location?

Object

Your Feedback

I will go back with a comment when there is a public consultation with the council

Submitted Information:

Your Name

[REDACTED]

Your Email

[REDACTED]

Your Postcode

[REDACTED]

Nature of Interest (Resident, Councillor, Business Owner, etc.)

Resident

Where do you stand on the principle of additional housing in this location?

Object

Your Feedback

I will comment when there is a public consultation with the council.

Submitted Information:

Your Name

[REDACTED]

Your Email

[REDACTED]

Your Postcode

[REDACTED]

Nature of Interest (Resident, Councillor, Business Owner, etc.)

[REDACTED]

Where do you stand on the principle of additional housing in this location?

Object

Your Feedback

This is a disingenuous use of the term 'public consultation', which can only be authorised by the Council. I will comment only to those who will make a decision, not to an unscrupulous developer.

Submitted Information:

Your Name

[REDACTED]

Your Email

[REDACTED]

Your Postcode

[REDACTED]

Nature of Interest (Resident, Councillor, Business Owner, etc.)

[REDACTED]

Where do you stand on the principle of additional housing in this location?

Undecided

Your Feedback

I will comment only when there is a public consultation with the council.

Submitted Information:

Your Name

[REDACTED]

Your Email

[REDACTED]

Your Postcode

[REDACTED]

Nature of Interest (Resident, Councillor, Business Owner, etc.)

Homeowner

Where do you stand on the principle of additional housing in this location?

Object

Your Feedback

I will comment when I have a public consultation with the council

Submitted Information:

Your Name

[REDACTED]

Your Email

[REDACTED]

Your Postcode

[REDACTED]

Nature of Interest (Resident, Councillor, Business Owner, etc.)

Resident

Where do you stand on the principle of additional housing in this location?

Object

Your Feedback

This is recreational land and is used daily by the community. Its vital for the well being of local residents being one of few recreational spots in the area.
Its also home to local wildlife. Foxes, birds, bats and on occasion deer have been spotted.
Historically the land was sectioned to be recreational for the residents of the area.
Removing the land takes away access to green space for local residents.

Submitted Information:

Your Name

[REDACTED]

Your Email

[REDACTED]

Your Postcode

[REDACTED]

Nature of Interest (Resident, Councillor, Business Owner, etc.)

Resident

Where do you stand on the principle of additional housing in this location?

Object

Your Feedback

I object to any building of houses on this field, this is the only field that can be safely used by children and dog walkers. Thatch is unsuitable due to anti social behaviour other parks in the area have the same issue. I suggest building on thatch park would be a better option as there more room and no children can use this area anyway.

Submitted Information:

Your Name

[Redacted]

Your Email

[Redacted]

Your Postcode

[Redacted]

Nature of Interest (Resident, Councillor, Business Owner, etc.)

Confidential

Where do you stand on the principle of additional housing in this location?

Object

Your Feedback

If this is a properly conducted consultation, please publish all comments on your website as they are submitted, including consultee's standing on the principle of additional housing in this area.

Submitted Information:

Your Name

[REDACTED]

Your Email

[REDACTED]

Your Postcode

[REDACTED]

Nature of Interest (Resident, Councillor, Business Owner, etc.)

Resident

Where do you stand on the principle of additional housing in this location?

Object

Your Feedback

The proposal removes a well-used local informal recreational facility that is overlooked from Albert Rd and the houses at the top end of Billberry Close. This open space is one of a small number of open spaces in the area that is vital to local residents in helping to maintain their sense of wellbeing and mental health alongside maintaining vital eco systems that we all need to prosper . There has never been any reported anti-social behaviour on the site, that is well used by local children and adults. I would challenge the statement that the surrounding area is characterised by one and two storey residential development. The surrounding area is predominately two-story properties. How does this scheme address the Bury MBC open spaces audit and strategy?

(no subject)



To  Enquiries Email

Dear Mosaic town planning team

I am writing to discuss the proposal for the new residential development of 7 bungalows on the corner of Billberry Close and Albert Road. I would like to strongly object to these dwellings being erected. This is a fundamental small piece of land which represents nature and an area for young children to play on. I feel construction of these bungalows will compromise this and the children will no longer have a space to play on.

Additionally, the vehicle parking will also be of significant issue, in what is an already compacted cul-de-sac with an over flow of vehicles. As the current properties are of big size and currently have 2-3 drivers in the average household, many have to park off road due to the small driveways. The bungalows will further add to this problem.

Finally, the land provides an open space to the entrance of the cul de sac, and therefore the design and appearance of these bungalows at the entrance will not look pleasant.

Please can you take my views into consideration prior to reviewing the outcome of this planning permission application being reviewed.

Many thanks



Billberry close Public Consultation



To  Enquiries Email

I am a resident at  and I have received a leaflet regarding the proposal for 7 new bungalows at Billberry Close Whitefield M45. I write to advise that I will be highlighting any concerns/objections after the formal plans are submitted by the council.



Submitted Information:

Your Name

[REDACTED]

Your Email

[REDACTED]

Your Postcode

[REDACTED]

Nature of Interest (Resident, Councillor, Business Owner, etc.)

Resident

Where do you stand on the principle of additional housing in this location?

Object

Your Feedback

Can you please provide details of your data protection policy with the options for people to opt in for you to include personally identifiable data in your SCI, as part of your submission.

Can you provide details of how you will handle the data, protect it and prevent its misuse as per the data handling regulations GDPR.

Without any specific instruction to "opt in", based on the data use policy, all data provided so far will need to be deleted or not used until permission from the data subject is sought.

Please provide the data protection policy, as well as the facility for people to opt in or out at any time.

Appendix 5 – Pre-Application Response

From: [Clapworthy, Dean](#)

Sent: 08 November 2022 11:58

To: [William Fulster](#)

Subject: FW: 02745/E: Albert Road/Billberry Close, Whitefield - Residential development of 7no. bungalows

Hello Mr Fulster,

I apologise for the delay in responding to the above pre-app. The Section is very busy and short staffed. I'm now endeavouring to clear some older cases. For that reason, I trust you will be satisfied with a succinct response (by email) that deals directly with the main points. I visited the site on 14 July 2022.

Background

The Supporting Statement notes that the Council does not have a 5 year supply of deliverable housing land and that there is a surplus of amenity greenspace in the Whitefield and Unsworth area of the Borough (as justified by the associated Open Space Assessment report). There is a deficiency of bungalows.

The amended enquiry relates to a scheme for 7 bungalows with parking spaces and landscaping as indicated on Proposed Site Layout – P01. This includes 3 no. pairs of semi-detached bungalows and a single detached bungalow indicated as being two beds.

No elevational details have been provided. Only the indicative layout has been provided.

The site

The application site is 0.3 hectares in size and is located to the east of Albert Road. The land was landscaped as part of the residential development for applications 32152 and 32656 and there is a footpath through the middle of the land. The associated Section 106 agreement required the developer to landscape the land, pay a maintenance contribution to the Council and use the area as amenity space. It is clear when looking at the objections submitted in relation to application ref. 62684 (Application to remove planning obligations under Section 106A of the Town and Country Planning Act 1990 of planning permission 32656 to cease the use of the open land as amenity space) that the area is utilised by the local population.

Principle of development

The site is designated as Protected Recreation Provision in the Urban Area in the Bury UDP under Policy RT1/1. Therefore, the principal concern would relate to the loss of the protected amenity greenspace.

Policy RT1/1 seeks to safeguard the provision of recreation land within the urban area and development will not be allowed where it would result in the loss of outdoor public or private recreation facilities including parks and gardens, unless it meets specific criteria.

Whilst similar, the approach in Policy RT1/1 has now been superseded by Paragraph 99(b) of the NPPF, which states that "existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;

- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of the quantity and quality in a suitable location;
- The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

The Bury Greenspace Audit and Strategy (February 2015) categorises the site as amenity greenspace and concludes that there is a quantitative surplus of this type of open space in the Whitefield and Unsworth area of the Borough. Nevertheless, the Audit and Strategy also shows that there are deficiencies in the quantity of other types of open space in the Whitefield and Unsworth area (i.e. parks and gardens, outdoor sports and allotments).

The Greenspace Audit and Strategy includes a combined quantitative standard of 0.25 ha/1,000 population for the provision of facilities for children and young people but this is not disaggregated into separate sub-standards for children's play and youth play. In terms of the provision of facilities for both children and young people, the Greenspace Audit and Strategy does not show a deficiency for Whitefield and Unsworth when assessed against the 0.25 ha/1,000 population standard. It is not clear where the standard that you have used for youth play has been derived. It does not identify a deficiency in facilities for children and young people (as was indicated as being provided before the scheme was amended).

Whilst there is a deficiency in parks and gardens, outdoor sports and allotments, given the limited size of the site and the constraints imposed by the easements, on balance, and given the identified surplus of amenity greenspace in the Whitefield and Unsworth area, a proposal to redevelop the entire site would be considered acceptable.

In any subsequent planning application, it would be appropriate that you demonstrated that the potential alternative open space typologies (as identified as being deficient in the area) have been considered with an explanation as to why they have been discounted.

At 7 no. dwellings, the proposal would not exceed the threshold for affordable housing or open space contributions.

Layout (and design)

The site is located within an area of rather uniform two storey suburban housing, largely made up of detached dwellings, and finished in the same red brick and tile.

The amended scheme demonstrates that there are water utility constraints at the site. The proposed layout would appear to generally conform to the established pattern of development in the area surrounding the site of standard suburban housing with off-street parking for two vehicles.

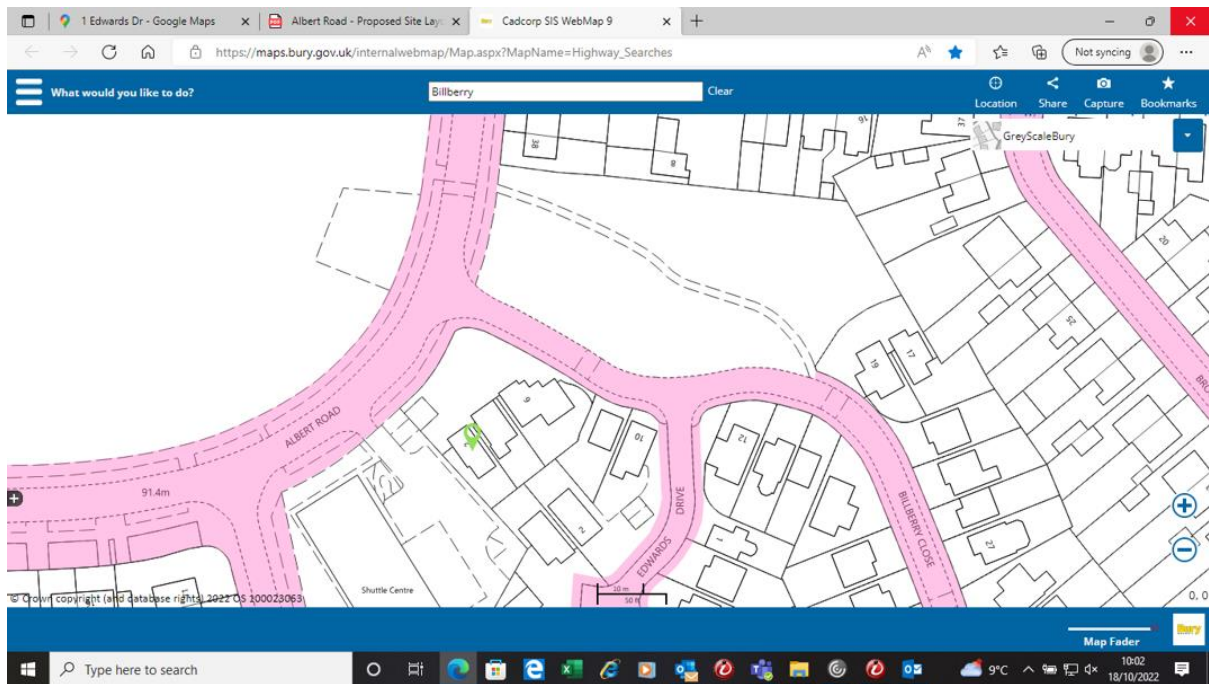
There is a robust area of established landscaping/vegetation to the eastern boundary of the site, which would largely form the boundary to rear gardens. It is recommended that this should be retained and further landscaping throughout the development should form part of a developed scheme.

Access and highways

The Highway Officer has commented as follows:

The highway safety/adoption issues that need to be addressed/form part of the proposal would be:

- *The existing unadopted footpath affected by the proposed development that currently connects Billberry Close to Albert Road would need to be stopped-up as part of this development under Section 247 of the Town and Country Planning Act 1990:*



- *The new, replacement footway should be 2.0m in width (our new minimum width), would have to be put forward for adoption though some form of legal agreement and be identified as new highway to be provided as part of the above stopping-up order process. The scope and specification for the highway works will need to be agreed in due course.*
- *The access/parking for Plot 1 should be moved as far as practicably possible away from the Billberry Close/Albert Road junction whilst maintaining adequate levels of visibility. I would suggest a tandem space (like all the others) to the left of this tree, near to (but not right on) the boundary with 38 Albert Road where the existing footpath emerges but avoid a direct conflict with the speed cushion (it is noted that there is a relatively new highway tree in the verge in front of the tree referred to. This should also remain unaffected):*



- *The accesses to Plots 4 & 5 should be reconsidered to avoid reversing vehicles coming into conflict with manoeuvring vehicles at the Edwards Drive junction.*
- *10m minimum dimensioned tandem driveways should be provided/confirmed at all plots.*

- *The proposed boundary treatment would not be acceptable as the hedgerows proposed would restrict forward visibility at the bend and visibility firstly at the back edge of the footway where each driveway emerges and at the individual junctions with Billberry Close/Albert Road. Similar, open plan arrangements to mirror what exists on Billberry Close should be proposed.*
- *Visibility splays and a forward visibility envelope appropriate for a design speed of 20mph should be plotted at the Billberry Close/Albert Road junction and at the bend.*
- *Bin storage facilities should be provided at each plot in accordance with Waster Managements guidance.*

Ground conditions and air quality

The Environmental Health Officer has commented as follows:

CONTAMINATED LAND – CONDITION.

The site has previously been in use as open land followed by land within the boundary of a secondary school. Surrounding uses included residential and a cotton mill. The site is currently open space with a footpath running through it, surrounded by residential.

The site is not within 250m of a registered landfill and is situated above the Manchester Marls Secondary A Aquifer overlain by Glacial Till.

As the site has been previously developed there is likely to be deposits of made ground at the site. Due to the sensitivity of the proposed land use, as a minimum, a Desk Study and Preliminary Risk Assessment will be required at the application stage.

In line with the National Planning Policy Framework, the site is proposed for a sensitive end use we recommend that the following contaminated land conditions are placed on any grant of permission:

CLA1 - Contaminated Land Preliminary Risk Assessment, Site Investigation, Detailed Risk Assessment and Remediation Strategy.

CLA2 - Contaminated Land implementation of Remediation Strategy and Site Verification Report.

AIR QUALITY – CONDITION

Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The required measures to do this are currently under discussion. Due to this requirement, this Section recommends the following condition to be placed on any grant of permission:

Air Quality Condition: Prior to occupation the applicant shall provide one electric vehicle (EV) charging point (minimum 7kW) per unit (dwelling with dedicated parking) or a minimum 20% EV chargepoints (minimum 7kW*) (for unallocated parking).*

**Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2011 to be used (note this version is due to be replaced by BS EN 61851-1:2019 on 5 July 2022).*

Ecology

The Greater Manchester Ecology Unity has commented as follows:

The site consists of amenity grassland and ornamental shrubs with a small number of landscape (urban) trees. There are unlikely to be any significant ecological issues associated with this site other than potentially biodiversity net gain.

Ecological Survey Requirements

It is very unlikely that there are any protected species issues associated with this site, though theoretically the trees could provide bat roosting opportunities. No specific surveys should be necessary.

In terms of habitats a BNG assessment is recommended using UK HAB, most easily achieved as part of a walk over survey of the site.

Biodiversity Net Gain

10% biodiversity net gain is forecast to become mandatory around November 2023. The site is small and could potentially be exempt, though the likely threshold is expected to be lower than this. The proposed site layout will therefore likely result in a net loss of biodiversity as whilst amenity grassland and ornamental shrubs are low value habitats, they are higher value than hardstanding and buildings. I recommend that the developer monitor progress of secondary legislation and net gain guidance and to provide a net gain assessment unless exempt. If a net loss or a failure to achieve 10% net gain is confirmed, off-site compensation should be provided.

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. Whether or not biodiversity net gain is required mitigation for loss of trees, shrubs and bird nesting habitat should be provided.

Drainage

United Utilities have commented as follows (the full response has been sent to you directly and you should refer to this):

According to our records, public sewers cross the pre-application site and both of the indicative layouts are sited over the public sewer. Therefore, our position would be to OBJECT to the proposal should a formal planning application be submitted in its current form.

United Utilities may not allow building over or in close proximity to a public sewer.

We wish to draw attention to United Utilities' assets that cross the site. The indicative proposed layouts are both unacceptable to United Utilities due to the potential impact on our assets. If this layout was submitted as part of a subsequent formal planning application without diversion of the assets, it is likely that we would OBJECT to the proposal.

Public sewers cross the site. We require an access strip for maintenance or replacement of each sewer. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of each pipeline as this is likely to influence the required stand-off distance from any structure and/or whether diversion or building over might be considered.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Where United Utilities' assets

cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

DRAINAGE

We request the following drainage condition is attached to any subsequent approval:

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
(v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

CONCLUSION

Given the above, it is considered that the principle of housing development could be acceptable, but you would need to demonstrate that the site would not be suitable for alternative open space typologies. The layout appears to be broadly acceptable. Further recommendations are made in relation to highways, landscaping and ecology and these should be considered in developing a scheme.

It is likely that any proposal for planning permission would be met with significant objection and therefore would have to be determined by Planning Committee. You may therefore wish to undertake pre-submission consultation locally.

In responding to your enquiry, the Council has made every effort to ensure that the advice given is as accurate as possible having regard to the details that you have provided. However, this advice is given by an officer of the Council and does not constitute a formal response or decision of the Council with regards to any future planning application(s).

Whilst it may be a material consideration, this response cannot be held to bind the Council in its validation or formal determination of any subsequent application. Please be advised that if an application is subsequently submitted which fails to take on board advice given by officers, then the Council may refuse it without further discussion with the applicant or their agent.

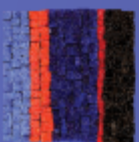
Validation requirements

National requirements in relation to application form and plans, which should also include:

Proposed site layout overlaid onto a topographical survey

Local requirements:

Open Space Assessment



mosaic
town planning

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