

Planning Policy Comments

Application No: 70284

Location: Former East Lancs Paper Mill & Tower Farm, Church Street East, Cross Lane, Cock Clod Street & Brook Street, Radcliffe, M26 2PG

Proposal: Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 400 dwellings, relocation of cricket pitch, including a pavilion, practice nets and scoreboard and including all details required to discharge some conditions from application 67597

Housing

The principle of residential of 400 dwellings on this site has been approved through the outline application.

The Draft Affordable Housing Statement refers to providing 40% affordable housing. This is incorrect as 100 units clearly equates to 25%.

The proposed tenure mix of 45 First Homes, 26 affordable rent and 29 shared ownership is acceptable and in accordance with planning policy requirements.

In terms of the timing, Morris Homes have stated “with best endeavours” they will not dispose of more than 80% of the market dwellings until 40% of the affordable units have been practically completed and transferred to an RP at the affordable price. In my view this should be brought forward, with a clear requirement set out in the s106 that no more than 40% of the market dwellings shall be occupied until 40% of the affordable units have been completed and transferred to an RP, and no more than 80% of the market units shall be occupied until 80% of the affordable units have been completed and transferred to an RP, with the remaining 20% of the affordable units to be completed and transferred prior to occupation of 90% of the market units. The precise timing / percentages are up for negotiation, but the current proposal to allow 80% of the market units to be occupied before any affordable housing is completed is unacceptable.

The RP partner will be required to enter into an agreement with the Council to give 100% nomination rights on first sales / lets and 50% on resales / relets. This will need to be incorporated within a s106 Agreement.

Pepperpotting of the affordable units should be improved, for example by providing some of the affordables on the southern area to break up the concentration of affordables in the north western part of the site. The blocks of affordables need to be broken up and appropriately mixed with the market housing.

The proposed mix of affordable units does not fully reflect the mix of units on the site. 54 x 1-bed apartments are proposed as affordable, with no market comparables. Some of the 1-bed affordable apartments should be swapped out for 2-bed affordable apartments. The 3-

bed affordable mix should also incorporate some of the 3-bed semi-detached houses, rather than solely the 3-bed terraced houses.

All of the Grassmere, Windermere, Ambleside, Buxton, Bramley and Caldbeck house type are affordable units. This is unacceptable as there will be no market comparables. It appears that lower value, potentially lower quality house types have been created solely as affordable housing. The majority of the affordable units have parking courts rather than private drives or garages / car ports, again clearly distinguishing them from the market properties. The mix of affordables needs to reflect the full range of house types, with genuine market comparables of each house type, rather than the current proposal for affordable house types and market house types.

Employment

The site is currently located within the Radcliffe East Employment Generating Area (EGA) however the loss of employment land has been accepted in principle through the outline application.

Places for Everyone

The Places for Everyone Joint Development Plan Document (PfE) is a joint plan covering nine of the ten Greater Manchester districts, including Bury, and is intended to provide the overarching framework to strategically manage growth across the boroughs.

PfE was published in August 2021 and subsequently submitted to the Secretary of State in February 2022. Inspectors have been appointed to carry out an independent examination of the Plan with the hearing sessions commencing in November 2022 and were concluding in July 2023. The examination of the plan is on-going.

Given the advanced stage in the preparation of PfE, it is already considered reasonable that the Plan (as proposed to be modified) should be given weight in the decision-making process in line with paragraph 48 of the National Planning Policy Framework.

Consequently, the principle of this application has been considered against PfE (as proposed to be modified). However, the principle of this proposal does not give rise to any conflict with PfE policies.

Officer: FS / PB
Date: 13/02/2024