



Planning Statement

**70 Ringley Road West
Whitefield
Bury
Manchester
M26 1DN**

June 2024

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1.0 Introduction

Background

- 1.1 Baltic PDC Ltd have been instructed by TS Ringley Road Ltd to prepare and submit a formal planning application to Bury Council for the following development, namely:

“Demolition of existing dwelling and the erection of five four bedroom detached three storey dwellings, with access, parking and landscaping at 70 Ringley Road West.”

- 1.2 This statement will address the relevant national and local planning policies that deal with the principle of the proposed development, and the pertinent planning matters associated with the scheme. This will be addressed as set out below:

Section 2 - Application Site Context

Section 3 - Planning History

Section 4 - Relevant Planning Policy – National Planning Policy Framework

Section 5 - Relevant Planning Policy – Bury Development Plan

Section 6 – Other Material Considerations

Section 7 – Conclusions

Principle of Development

- 1.3 The National Planning Policy Framework is supportive as a matter of principle of development within built up areas, particularly on sites which are sustainably located. Given that the site is already in residential use, and is not protected by allocation, the scheme as submitted is therefore deemed to be acceptable as a matter of principle.
- 1.4 It is therefore our view that the development subject of this application is compliant with the provisions and principles of local and national planning policy. Further, that there are other material considerations which also weigh in favour of the grant of consent, and we therefore look forward to working with the Officers at Bury Council on a positive determination of the application.

Submitted Documentation

- 1.5 This detailed planning application is supported by the following documents and drawings:
- Existing and Proposed Floor Plans;
 - Existing and Proposed Elevations;

- Street Scene Elevations;
- Landscaping Plans;
- Site Layout Plan (Existing and Proposed);
- Location Plan;
- Planning Statement;
- Drainage Assessment;
- Ecological Assessment;
- Bat Surveys; and
- Contamination Assessment (Phase 1)

2.0 Application Site Context

- 2.1 The proposal site is understood to be located within the settlement boundary of Radcliffe to the southwest of the town. The site currently contains an existing dwelling, which is two storeys in height to the ridge. The existing property is a converted chapel, having consent for change of use from church buildings to residential unit and detached garage in 1992. The site is noted to benefit from vehicular access onto Ringley Road West.
- 2.2 The site is bounded to the north, east and west by other residential developments, with open fields located within the Green Belt to the south on the other side of the A667. The site is located in an area characterised by residential uses, and the scheme is therefore deemed to be acceptable in principle.
- 2.3 There are bus stops, convenience stores, public houses, cafés and recreational spaces noted to be within walking distance of the site, with more significant services and facilities located in Radcliffe. The site is therefore deemed to be sustainably located.
- 2.4 From a review of the Historic England mapping service, we are not aware of any listed buildings on the site nor on adjacent land, and the site is not understood to be located in a conservation area.
- 2.5 From a review of the Environment Agency website, the site is not understood to be located in an area at risk from flooding.

Proposed Development

- 2.6 The development subject of this application comprises the erection of five detached four-bedroom, three storey dwellings, with parking, access and outdoor amenity space. Three of the proposed units benefit from integral garages.
- 2.7 The proposals contain two varied styles of residential unit with the larger units focused on the centre of the site, with the two smaller homes located on the site periphery to assist in integrating the scheme into the local street scene, and to assist in further reducing the impact on neighbouring properties.
- 2.8 The proposals secure the delivery of a shared access to service the needs of each unit with on-site parking available to meet the needs of the development. Some of the parking is provided within each property curtilage, with some additional smaller areas of off-street, car parking located on the site frontage.
- 2.9 Each residential unit benefits from extensive outdoor amenity space and is compliant with policy in relation to privacy and amenity standards and has ensured that the privacy of neighbouring properties has been protected.

3.0 Planning History

- 3.1 We are not aware of any previous applications on site which would be deemed to be relevant and determinative to this scheme as submitted.
- 3.2 The scheme has, however, been the subject of pre-application engagement with Bury Council. Bury Council confirmed in an email dated 15th January 2024 that the principle of increased levels of residential development on site was acceptable. Further, that as a result of longstanding undersupply of homes, and a lack of a five year housing land supply, that the titled balance would come into effect, and further indicated that the scheme should be approved unless there were clear harms from the scheme.
- 3.3 It is noted that there were no consultee objections, although there were requests for additional information on access and highways to be provided at application stage. In addition, there were concerns in relation to the proposed design and layout of the development which would need to be reviewed.

- 3.4 We can confirm that the application as submitted has been supported with the required level of detail set out within the pre-application advice. In addition, the concerns regarding layout and car parking have been duly addressed within the revised design.
- 3.5 The scheme as submitted is therefore now deemed to be acceptable, appropriate and compliant with policy, and we look forward to working with the officers at Bury Council on a positive determination of the application.

4.0 Relevant Planning Policy and Legislation – National Planning Policy Framework

- 4.1 The development subject of this application needs to be assessed against the provisions of the development plan which comprises the Revised National Planning Policy Framework, and the adopted Bury Development Plan. This section of the report will focus on the national planning policy position, with local policies addressed at Section 5.

Revised National Planning Policy (NPPF) December 2023

- 4.2 The Revised National Planning Policy Framework was last updated in December 2023, and sets out the Government's planning policies for England, and how these are expected to be applied. Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The NPPF is a material consideration in the decision-making process, and a summary of paragraphs considered material to the determination of the evaluation of the proposed development are details as follows:

Section 2 - Achieving Sustainable Development

- Paragraph 8;
- Paragraph 10;
- Paragraph 11; and
- Paragraph 12

Comment

- 4.3 The scheme will deliver sustainable development in that it promotes economic growth through the creation of job opportunities during the construction phase, and will support the wider local economy through additional disposable spend in the locality once the

dwelling are occupied. The scheme also supports social well-being and interaction through the delivery of much needed new homes in a primarily residential area.

- 4.4 Bury Council are not understood to be able to demonstrate a five-year supply of housing land, and furthermore, have had a level of undersupply over the previous three years as to fall below the 75% delivery requirement laid out within the Housing Delivery Test. The principle of the delivery of new homes at the application site is therefore supported as a matter of principle and is deemed to represent sustainable development.
- 4.5 The proposal also supports environmental improvements through the effective and efficient use of a previously developed site in a sustainable location, as well as the delivery of other on-site improvements including landscaping, all of which ensure that this is a suitable and sustainable development.

Section 4 - Decision Making

- Paragraph 38;
- Paragraph 39;
- Paragraph 41; and
- Paragraph 47

Comment

- 4.6 The Applicant has sought to progress the redevelopment of the site in the right way, through undertaking pre-application dialogue with the local planning authority in advance of the submission of this detailed application. The pre-application advice received confirmed that the principle of delivering a greater number of residential units on this unallocated site was acceptable.

Section 5 – Delivering a Sufficient Supply of Homes

- Paragraph 60;
- Paragraph 70;
- Paragraph 76;
- Paragraph 77; and
- Paragraph 78

Comment

- 4.7 The scheme will help to deliver new homes within a residential location and on a site suitable and sustainable for this use. The site has previously been in use for residential purposes, and the scheme as submitted is simply seeking to enhance density levels and to ensure that the site is used effectively and efficiently. Given the lack of a five-year housing land supply, and the outputs from the most recent Housing Delivery Test, it is clear that sites and development such as that proposed are vital to assist the Council in meeting their identified housing needs. In our view the proposed increase in units to be delivered does not result in greater harms as to warrant refusal of this application, but further ensures compliance with the provisions of section 5 of the Framework.

Section 8 – Promoting Healthy and Safe Communities

- Paragraph 96; and
- Paragraph 97

Comment

- 4.8 The scheme as submitted supports social interaction and social integration through the creation of new family homes within an area compatible with this use and development. The proposals are therefore deemed to be compliant and consistent with the provisions of the pertinent paragraphs contained within section 8 of the Framework.

Section 9 - Promoting Sustainable Transport

- Paragraph 114;
- Paragraph 115; and
- Paragraph 116

Comment

- 4.9 The application site is located within a sustainable location with good access to public transport connections. The scheme, parking levels and proposed access arrangements are not understood to have any greater impact on the highway network than the current arrangement and will certainly not result in severe harm. The proposals are therefore deemed to be wholly consistent and compliant with the provisions of the Framework in relation to transport.

Section 11 - Making Effective Use of Land

- Paragraph 123;
- Paragraph 124;
- Paragraph 125;
- Paragraph 126; and
- Paragraph 128;

Comment

- 4.10 The scheme as submitted clearly seeks to deliver a development which promotes the effective and efficient use of the application site, without resultant harms on amenity, visual amenity, design quality and the character of the local area. The proposed development proposes a greater level of development density on site than the existing arrangement, but not to a degree that should be found to represent overdevelopment, nor to be deemed to be unacceptable given the character of the local area and the sustainable nature of the wider locality.

Section 12 - Achieving Well-Designed Places

- Paragraph 131;
- Paragraph 135; and
- Paragraph 137

Comment

- 4.11 The design, form, scale, height and use of materials on the scheme is deemed to be suitable and appropriate when viewed in wider context. The scheme is not therefore considered to result in visual harms, nor harm on neighbour amenity, and is therefore deemed to be wholly suitable and acceptable in that regard.

Section 15 – Conserving and Enhancing the Natural Environment

- Paragraph 180;
- Paragraph 186

Comment

- 4.12 The application has been submitted with the required supporting information in relation to ecology and biodiversity net gain to demonstrate the acceptability of the scheme in that regard.

Summary

- 4.13 The development subject of this application will deliver new homes on a site already in residential use, within a primarily residential area and in a sustainable location. The scheme is respectful of the character of both the application site and wider site context, and will not result in harm to neighbouring amenities, nor the visual amenities of the street scene.
- 4.14 Impacts on the local environment and natural environment have been addressed in detail as necessary within the various technical reports submitted in support of the application. Therefore, in line with the provisions of paragraph 11 of the Framework, we would kindly request that the Council seek to support the principles of the development now being proposed, and work with us on a positive determination of this further application and secure the delivery of much needed new homes within Bury.

5.0 Relevant Planning Policy – Bury Development Plan

- 5.1 The Development Plan currently comprises of the regional Places for Everyone Plan, and the saved policies of the Bury Unitary Development Plan.
- 5.2 As shown on the Proposals Map extract included below, the site subject of this application is located within the main built-up area of Bury and is also understood to be located within a mineral safeguarding area. The site is bounded to the south by the designated Greater Manchester Green Belt.



Figure 2: Adopted Proposals Map Extract

- 5.3 Included below is a list of the adopted development plan policies deemed to be of relevance to the assessment of the development proposals:

Greater Manchester Places for Everyone (2024)

- Policy JP-Strat1- Core Growth Area;
- Policy JP-Strat6 – Northern Areas;
- Policy JP-S1 – Sustainable Development;
- Policy JP-S2 – Carbon and Energy;
- Policy JP-H1 – Scale, Distribution and Phasing of New Housing Development;
- Policy JP-H3 – Type, Size and Design of New Housing;
- Policy JP-H4 – Density of New Housing;
- Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity;
- Policy JP-C6 – Waling and Cycling; and
- Policy JP-C8 – Transport Requirements of New Development.

- 5.4 Of the policies listed above, specific attention is drawn to the provisions of policies JP-Strat6, JP-H1, JP-H3 and JP-H4.

- 5.5 **Policy JP-Strat 6** confirms that there will be a significant increase in the competitiveness of the northern areas, with a strong focus on making as much use as possible of previously development land and diversifying the residential offer. The scheme as proposed at 70 Ringley Road West is clearly in full compliance with the provisions of this policy and supports the delivery of much needed new homes on a brownfield site.

- 5.6 **Policy JP-H1** outlines that a minimum of 175,185 net additional dwellings will be delivered within the Greater Manchester area over the plan period (2022-2039), with Bury earmarked to deliver a minimum of 7,678 of those. The policy goes on to confirm that new homes will be of good quality and design, adaptable and supported with the required infrastructure and amenities. The creation of a net additional 4 residential units at the application site will clearly assist in meeting the housing targets laid out within the regional plan. Furthermore, the scheme is well designed and of good quality

to meet the needs of future occupiers, and without resultant harm on existing neighbouring properties.

- 5.7 **Policy JP-H3** advises that development across the plan area should seek to incorporate a range of dwelling types and sizes. The policy goes on to confirm that all new dwellings should be NDSS compliant and be built to be accessible and adaptable. The scheme proposed at Ringley Road delivers two different types of four bedroom homes with rooms within the roof space to better integrate the scheme into its wider context. All units are NDSS compliant and accessible and adaptable to meet future needs.
- 5.8 **Policy JP-H4** confirms that new residential development should be delivered at a density appropriate to the location, reflecting accessibility and the need to achieve efficient use of land and high-quality design. As shown on the as submitted site layout plans, the site can easily and suitably accommodate the scale and density of development as proposed without resultant visual harms, overdevelopment, nor harm to the amenity of neighbouring residents. The site can accommodate the required levels of outdoor amenity space, access, landscaping and car parking to service the needs of the development. Whilst the density may be a little higher than other homes in the local area, it is comparable with other recent schemes approved locally, and will most importantly ensure the effective and efficient use of a previously developed site within a sustainable location. The scheme is therefore deemed to be in compliance with the provisions and expectations of policy JP-H4.

Additional PfE Considerations

- 5.9 **Policy JP-S2** requires developments to demonstrate how they intend on minimising energy demand. In response to this, the development will benefit from photo-voltaic panels to the roofs of each development, and electric vehicle charging points will be provided for each dwelling. These are shown on the elevations and site plan respectively.
- 5.10 **Policy JP-C2** requires that all new developments benefit from full fibre connection. To confirm, it is proposed that this development will be registered with Open Reach, to ensure that fibre optic connection is bought to the site. Discussions with Open Reach are open at the time of writing this statement.

Saved Policies of the adopted Bury Unitary Development Plan (1997)

- 5.11 Following the adoption of the Places for Everyone Plan in March 2024 a number of previously approved Unitary Development Plan policies have been superseded, and are no longer in force or determinative. The policies listed below, whilst not exhaustive are deemed to cover the pertinent elements deemed to remain relevant to the evaluation of this scheme.

Strategic Policies

- Policy EN4 - Energy Conservation; and
- Policy NE6 – Conservation of the Natural Environment.

Detailed Policies

- Policy H1/2 Further Housing Development;
 - Policy H2/1 - The Form of New Residential Development;
 - Policy H2/2 – The Layout of New Residential Development;
 - Policy EN1/2 – Townscape and Built Design;
 - Policy EN6/3 – Features of Ecological Value;
 - Policy EN7/5 – Waste Water Management;
 - Policy HT2/4 – Car Parking and New Development;
 - Policy TH6/1 – Pedestrian and Cyclist Movement; and
 - Policy HT6/2 – Pedestrian/Vehicular Conflict.
- 5.12 Specific attention is drawn to the provisions of Policies H1/2 and H2/1. Policy H1/2 addresses proposals for homes on unallocated sites, and focuses development in urban areas, addresses the availability of infrastructure, suitability of the site regarding amenity standards, environment, neighbouring land uses etc.
- 5.13 Policy H2/1 in relation to the form of new residential development states:

“All new residential development will be expected to make a positive contribution to the form and quality of the surrounding area. Factors to be considered when assessing proposals will include: the height and roof type of adjacent buildings; the impact of developments on residential amenity; the density and character of the surrounding

area; the position and proximity of neighbouring properties; the materials to be used in proposed developments, especially their colour and texture.”

- 5.14 In our view and that of officers as pre-application stage, the principle of the proposed demolition of the existing building and replacement with new and additional homes is acceptable as a matter of principle. The scheme represents the effective and efficient use of the site, and the delivery of new homes within a suitable and sustainable location. The proposed units will be well designed and of a scale, height and form which is respectful of the site context and character of the local area.
- 5.15 The proposed units have been designed to protect the amenities of existing neighbouring properties, and to ensure the amenities of future occupiers of the proposed dwellings. The proposed layout of the development is commensurate with the wider pattern of development in the locality, and the site access is well located and can be designed to ensure highway safety.
- 5.16 As set out above, the scheme as submitted secures a suitable and effective use of the site and has been duly amended from pre-application stage to reflect the advice and comments received on layout and design. The proposal will secure job creation during construction and can deliver on site environmental enhancements.
- 5.17 The scheme is therefore felt to adhere to the provisions and principles of the adopted Development Plan when read as a whole, and to be acceptable as a matter of principle.

Supplementary Planning Documents

- 5.18 In addition to the provisions of the development plan as detailed above, it is noted that Bury also have a number of relevant Supplementary Planning Documents which will need to be addressed as part of this application including:
- SPD 11 – Parking Standards in Bury; and
 - SPD16 – Design and Layout of New Development.
- 5.19 The scheme as submitted is understood to be compliant with the relevant provisions of the above.

Development Plan Summary

5.20 It is our view that the development proposals subject of this application represents an acceptable and appropriate form of development. The scheme will secure the delivery of a residential development on a site previously and currently within residential use, and therefore represents a suitable and appropriate development within the built-up development area. The nature and scale of use and development will also be commensurate with the wider local area, and without harm to neighbour amenity nor on the visual amenities of the street scene or the wider highway network. The site is also well located for access to public transport links and wider services and is well suited to the development as proposed.

5.21 We are therefore of the view that the scheme as submitted is compliant with the provisions of the adopted Development Plan when read as a whole.

6.0 Material Considerations

6.1 Section 70(2) of the 1990 Act requires that the authority, in dealing with the application, shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations. It has been demonstrated above that the proposed development is in accordance with the relevant provisions of the Development Plan, including national and local plan policy. In addition to this, material considerations exist that weigh further in favour of the development, including:

Sustainable Development

6.2 The scheme is deemed to represent a sustainable form of development given it delivers a residential use within a built up area and on a site already in residential use. The site is well located for access to public transport and other key local services and facilities. Furthermore, the proposal has been designed to ensure the protection of the privacy and amenity of neighbouring residents, and the visual amenities of the street scene.

Land Supply

6.3 Bury Council are not understood to be able to demonstrate a five-year supply of housing land. In addition, the Council are noted to fall short of the 75% delivery of new homes over the previous three years. This level of undersupply dictates the implementation of the 'titled balance' as set out at paragraph 11(d) of the National Planning Policy Framework and confirms that the development is acceptable as a matter of principle and would represent a sustainable form of development. The lack

of a suitable delivery of housing land is in our view a material consideration which weighs heavily in favour of this scheme and the associated effective and efficient use of land.

Character of the Area

- 6.4 The site is located within a residential area and therefore the development as proposed is deemed to be suitable and appropriate as a matter of principle. The scale, form, height and layout of the development is not deemed to result in harm to the character of the area, nor harm to the appearance and visual amenity of the street scene.
- 6.5 As such, whilst we remain of the view that the development is compliant with the policies, provisions and principles of the Development Plan when read as a whole, there are also a number of clear material benefits to the grant of consent which also tip the balance in favour of the development as submitted. We therefore kindly request that this application be approved without delay.

7.0 Conclusions

- 7.1 It has been demonstrated throughout this submission that the development subject of this application, accords with the relevant statutory duties and the Development Plan when read as a whole. The proposed development is acceptable in principle, by virtue of the provisions of the National Planning Policy Framework and the Bury Development Plan. Furthermore, numerous other material considerations weigh in favour of the grant of consent, and these have been dealt with in detail above.
- 7.2 Section 70(2) of the Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that where an application accords with the relevant Development Plan and material considerations are in favour, applications should be determined positively. As such, based on the above principles, we would therefore kindly request that the Council seek to support this proposal and issue a timely approval.
- 7.3 Should you require any further information in advance of validation of this application, or during the assessment process, please do not hesitate to contact us. Otherwise, we look forward to hearing from you shortly with confirmation of the validation of the application and of the officer appointed to deal with this application.

