

From: Steven Hartley

Sent: Sunday, September 8, 2024 6:56 PM

To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: [EXTERNAL] RE: 70641: Land between 7 & 37 Arthur Lane, Ainsworth, Bolton, BL2 5PW/
70626: Erection of new dwelling

CAUTION: This email originated from outside the organisation. Be cautious of the email content, if in doubt do not click on any links or open any attachments.

Dean

RE: 70641: Land between 7 & 37 Arthur Lane, Ainsworth, Bolton, BL2 5PW/ 70626:
Erection of new dwelling

I refer to your email below regarding the design for a proposed new building on the site of previously developed land in the Green Belt

I apologise for my long delay in replying, though it does allow me to refer to the recent written Ministerial statement (WMS) from the Deputy Prime Minister and also to the draft amendments to the NPPF where the consultation period ends on 24 September. Both are material planning considerations, though I accept that the WMS currently has more weight than the draft NPPF, though I feel that this will soon change.

The Deputy Prime Minister, in her WMS, as you know, has reinstated housing targets and has also raised the level of such targets. In addition, she states that *'the first port of call for development should be brownfield land, and we are proposing some changes today to support more brownfield development: being explicit in policy that the default answer to brownfield development should be yes'*.

The application is such a brownfield site.

I think this adds weight in favour of the proposed development.

I also think that while the 'journey' which has led to the acceptability of the new dwelling on the corner of Arthur Lane and Bury Old Road may be different to that of our current application, the designs of the two dwellings are very similar, as is their impact upon the openness of the Green Belt and which has to be viewed in the context of development of previously developed land.

I do think the recent changes outlined above are material and I would ask you to reconsider matters in the light of them.

We do not wish to withdraw the application

I think there are outstanding highway matters and I shall endeavour to address these separately

Regards

Steven Hartley MRTPI, MRICS
HP and DA Ltd