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PLANNING, DESIGN AND ACCESS STATEMENT

**LAND AT HARPER FOLD ROAD & CANUTE
STREET, RADCLIFFE, M26 3BX**

January 2026

Contents

Section	Page
1. Introduction	3
2. Site Location	4
3. Application Proposals	7
4. Planning History	10
5. Relevant Planning Policy	11
6. Planning Assessment	15
7. Summary and Conclusions	18

1. Introduction

- 1.1 This statement has been prepared to support a planning application for the erection of 2no. bungalows on land between Harper Fold Road & Canute Street, Radcliffe, M26 3BX.
- 1.2 This Statement addresses the relevant planning considerations and in particular the case for development at the site. It considers the proposals in light of national, regional and local planning policy and assesses the scheme's compatibility in planning policy terms.
- 1.3 The application site is within a highly sustainable location, within the urban and is a wholly suitable location for new housing.
- 1.4 An appeal at the site (APP/T4210/W/25/3367342) for 2no. dwellings, was dismissed in August 2025. This current application addresses the reasons/grounds for which the appeal was dismissed on.

2. Site Location

2.1 The site lies within the Inner Urban Boundary of Bury.

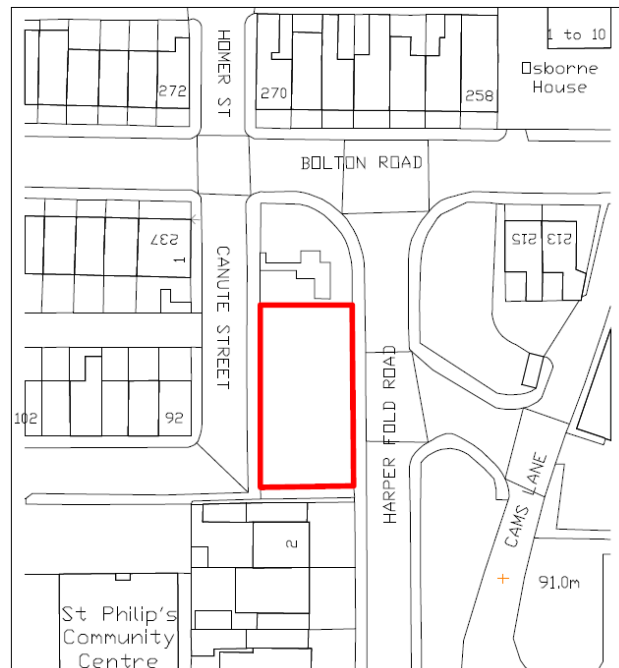


Image 1: Site Location

2.2 The site consists of an area of grassed land (0.03ha), located between Canute Street/Higher Dean Street and Harper Fold Road, on the south side of Bolton Road.



Photo 1: View towards the application site and adjoining grassed land

2.3 A grassed area directly to north of the site, contains an underground United Utilities tank, which is controlled by an above ground kiosk.



Photo 2: View looking towards the site and existing terraced housing adjacent

2.4 The immediate area has a mix of uses with residential terraced housing to the west and north, semi-detached bungalows to the south. Hollybank nursing home is situated to the east and Cams Lane Primary School to the south-east.



Photo 3: Existing bungalows to the south

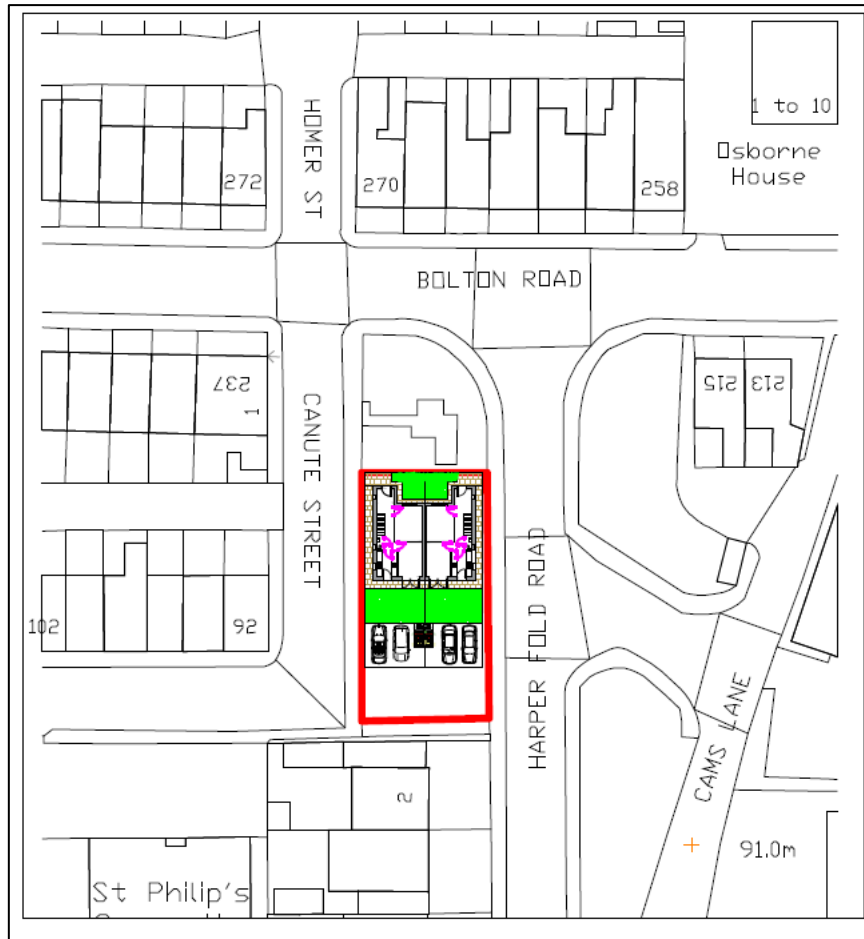
2.5 The image below from the Adopted Policies Map shows that the site is unallocated within the urban area:



Image 2: Adopted Policies Map extract (site shown in red)

3. Application Proposals

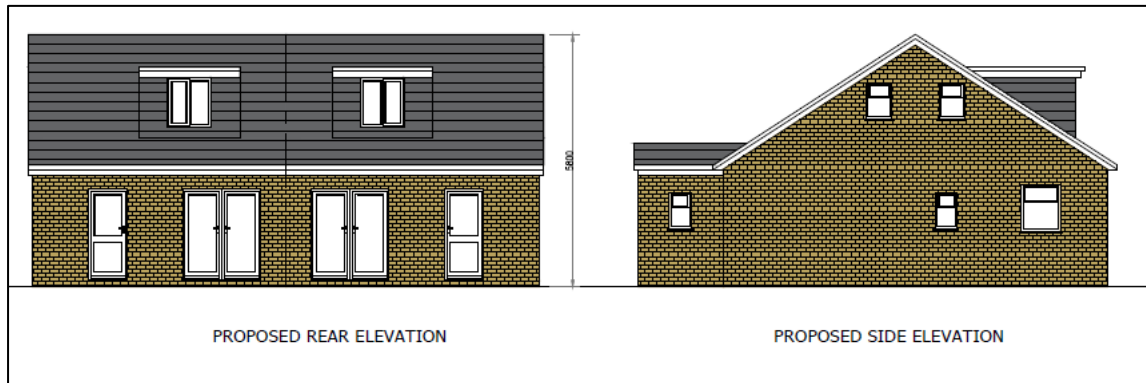
3.1 This statement supports a planning application which seeks the erection of 2no. bungalows on land between Harper Fold Road & Canute Street, Radcliffe, M26 3BX.



3.2 The site layout consists of 2no. bungalows with parking for 4no. cars and garden space to the rear.

3.3 The elevations of the proposed bungalows are of simple design form, reflecting the bungalows that exist locally.

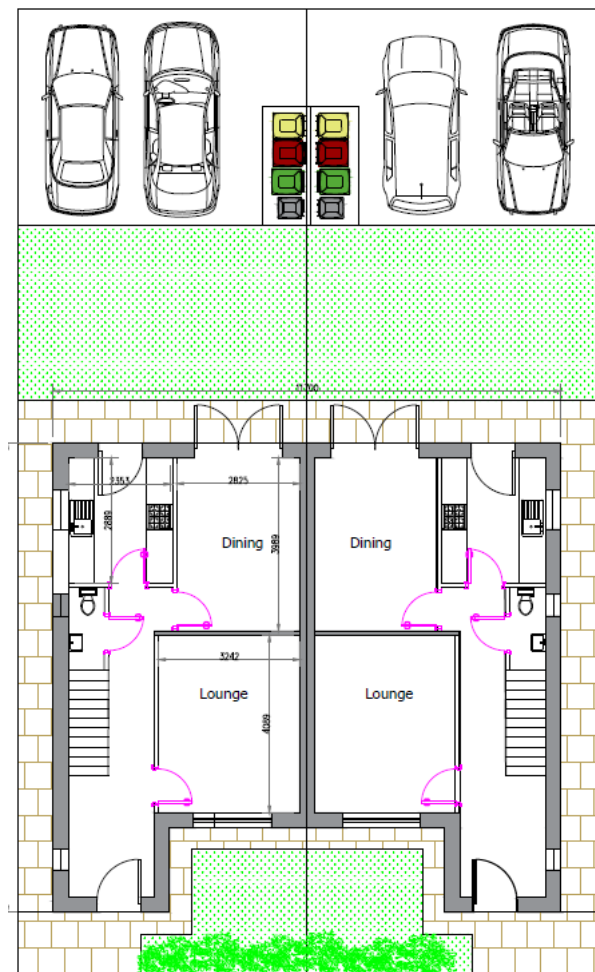


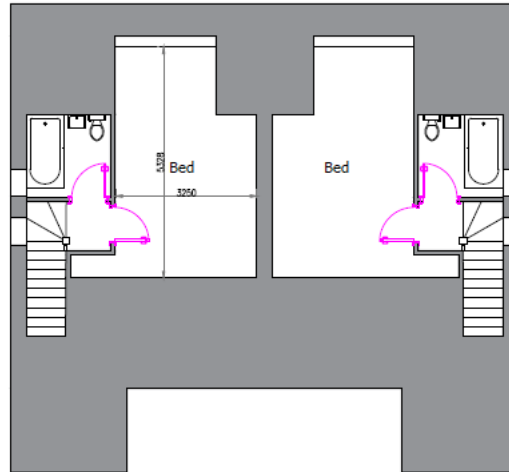


3.4 Bin storage will be provided to the rear of the site.

3.5 The internal layout of each proposed bungalow consist as follows:

- Ground Floor – Lounge, Dining and Kitchen; and
- First Floor – 1no. bedroom and 1no. bathroom.





4. Planning History

4.1 Following a review of Bury Council's online planning database, the following planning history is associated with the application site:

Application Ref	Description of Development	Decision	Date
71444	Erection of 2 no. dwellings.	Refused	03/05/2025
		Appeal dismissed	28/10/2025
70477	Erection of 2 no. dwellings	Refused	17/05/2024
69590	Erection of building comprising of 3 no. commercial units (Class E) at ground floor with 2 no. flats at first floor (Class C3) with associated car parking and external works.	Refused	19/12/2023
68092	Outline application for 2 no. dwellings with all matters apart from access reserved.	Approved with Conditions	12/10/2022
58225	Outline application for 3 no. dwellings with associated car parking	Refused	27/02/2015

5. Relevant Planning Policy

5.1 Planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises the:

- Bury Unitary Development Plan adopted in August 1997 [the UDP];
- Greater Manchester Joint Waste DPD adopted in 2012,
- Greater Manchester Joint Minerals DPD adopted in 2013; and
- Places for Everyone (March 2024).

5.2 A revised version of the NPPF was published in December 2024. It is a material consideration in the determination of planning applications, particularly where policies contained therein conflict with or supersede parts of the Development Plan.

Local Planning Policy

Bury Unitary Development Plan (UDP)

5.3 The Bury UDP was adopted by the Council on 29th August 1997. The relevant policies are as follows:

- **H1/2 (Further Housing Development)** sets out criteria for assessing proposals for housing development which is not identified on the Proposals Map.
- **H2/1 (The Form of New Residential Development)** is a general design policy that requires good designs in new residential developments and that local character is not adversely affected by new developments. Criteria includes:
 - 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; and
 - the materials to be used in proposed developments, especially their colour and texture.
- **H2/2 (The Layout of New Residential Development)** is a general design policy that requires good designs in new residential developments and that local character is not adversely affected by new developments.
- **EN1/2 (Townscape and Built Design)** states that the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements and sets out a number of factors that will be considered with the aim of ensuring that development is acceptable.
- **EN7 (Pollution Control)** states that the Council will seek to control environmental nuisance and minimise pollution levels associated with development by limiting the

environmental impact of pollution, wherever possible, in conformity with current legislation and prescribed standards.

- **HT2/4 (Car Parking and New Development)** requires all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards.

Policy HT6/1 (Pedestrian and Cyclist Movement) seeks to ensure that pedestrians and cyclists are able to move safely and conveniently by ensuring that developments recognise the needs of pedestrians and cyclists.

5.4 The Council has adopted a number of Supplementary Planning Documents, those of relevance are as follows:

- **SPD6 (Alterations and Extensions to Residential Properties)** sets out detailed guidance for extensions and alterations to residential properties.
- **SPD11 (Parking Standards in Bury)**
SPD11 expands upon parking policies contained within the Bury UDP and in other relevant planning guidance.
- **SPD16 (Design and Layout of New Development in Bury)** SPD provides design guidance for all types of development across the Borough's urban and rural settlements. It should be taken into consideration when designing individual and groups of buildings as well as the extension and refurbishment of existing buildings. The SPD also provides advice on the design quality of soft and hard landscaped areas and all aspects of support infrastructure such as roads, footways, parking and amenity spaces.

Regional Planning Policy

Places for Everyone (PfE)

5.5 The Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts. The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development.

5.6 The Places for Everyone Plan took effect and became part of the statutory development plan for each of the nine PfE authorities on March 21, 2024. The following policies are relevant:

- **Policy JP-G1: Landscape Character** states that development within a Landscape Character Type, should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location.

- **Policy JP-P1: Sustainable Places** states that development should be distinctive, with a clear identity that, conserves and enhances the natural environment, landscape features, historic environment and local history and culture, respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used. The policy also states that development should be well-served by local shops, services and amenities, including education and health facilities. Furthermore, developments should be safe, including by designing out crime and terrorism, reducing opportunities for anti-social behaviour and by ensuring that developments make appropriate provision for response and evacuation in the case of an emergency or disaster.
- **Policy JP-C8: Transport Requirements of New Development** seeks to reduce the need to travel by ensuring that community facilities, services and amenities are provided within the site or within walking distance of new development.
- **Policy JP-H3: Type, Size and Design of New Housing** seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build.
- **Policy JP-H4: Density of New Housing** requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.
- **Policy JP-S2: Carbon and Energy** sets out the steps required to achieve net zero carbon emissions.
- **Policy JP-S5: Clean Air** requires developments to be located and designed to reduce reliance on forms of transport that generate air pollution.
- **Policy JP-C2: Digital Connectivity** requires development to have full fibre to premises connections unless infeasible or unviable.
- **Policies JP-C5 and JP-C6** require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

National Planning Policy

National Planning Policy Framework

- 5.7 A revised NPPF was published in December 2024. It states that the “*purpose of the planning system is to contribute to the achievement of sustainable development.*”
- 5.8 Paragraph 11 of the NPPF identifies a presumption in favour of sustainable development at the heart of the Framework which, for decision taking, means:

“Approving development proposals that accord with an up-to-date development plan without delay”.

- 5.9 Sustainable development will be achieved by balancing economic, social and environmental objectives, taking local circumstances into account.
- 5.10 Chapter 5 underlines the Government's objective of boosting the supply of homes, encouraging land to be brought forward where it is needed, including an assessment of the size, type and tenure needed for different groups in the community.
- 5.11 Para 147 states that planning policies and decisions should promote and support the development of under-utilised land.
- 5.12 Paragraph 131 explains that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Other Material Considerations

Supplementary Planning Document: Residential Design Guide

National Planning Practice Guidance (NPPG)

- 5.13 On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG), which seeks to make planning guidance easier and simpler for practitioners and the public and is to be read in conjunction with national policy contained within the NPPF. The guidance is regularly updated, and the guidance in the NPPF is supported by relevant paragraphs in the on-line guidance.

6. Planning Assessment

Principle of Development

- 6.1 The site is located in a sustainable location for housing within the urban area and close to public transport links and Radcliffe town centre. The principle of residential development is therefore acceptable.
- 6.2 The loss of the small area of grassed open space within this locality would not be so significant to warrant refusal of planning permission. It is also noted that approval in principle was granted for residential development under reference 68092 in 2022.
- 6.3 Whilst the contribution towards the Council's housing land supply position would be modest, it would nevertheless be very valuable, particularly given the acute shortfall that presently exists. As such, the benefit of providing housing in a sustainable, urban, location, must be afforded significant weight.

Sustainability

- 6.4 The site is situated within a highly sustainable location. Evidently, services and facilities are located within easy walking distance of the application site, making it highly sustainable. Accordingly, future occupiers would be able to access these facilities by sustainable transport modes. The proposed dwellings would include high levels of insulation, energy-efficient glazing, and solar panels; the layout has also been designed to maximise natural light and ventilation. Furthermore, the proposed floorspace would be larger than the Describe Space Standards.

Design, Character and Appearance

- 6.5 UDP policy H2/2 (The Layout of New Residential Development) requires good designs in new residential developments and that local character is not adversely affected by new developments.
- 6.6 As the proposed bungalows would be separated from the high-density development by a road, they would be primarily viewed alongside the spacious bungalows to the south. It was noted in the dismissed appeal, that the design of the previously proposed bungalows would have a higher footprint to plot ratio than the existing bungalows and there would be limited circulation space around them. The footprint of the bungalows has been revised to create adequate circulation space to the sides, by setting them in from the side boundaries. As such, the proposed bungalows would not appear cramped nor represent an overdevelopment of the site.
- 6.7 The proposed bungalows include box dormers to the rear elevations only. Following the dismissed appeal, the proposals have been amended to remove the front dormers that were previously proposed. This revision reduces the bulk of the dwellings, in comparison to the previously proposed design. As such, the proposed bungalows would appear in-keeping when viewed alongside the simple form of both the existing bungalows and terraced houses.

6.8 Therefore, the proposals respect local distinctiveness and have regard to the overall built character of the area. The proposals are compatible with the surrounding area, compliant with UDP policies H2/1 and H2/2.

Amenity

6.9 UDP policy H2/1 requires that new residential developments do not adversely impact on residential amenity.

6.10 Bury Council has no adopted aspect standards for new build residential properties however, SPD 6 provides guidance on aspect standards between residential properties in relation to householder extensions and as such, would be a reasonable guide in this case.

6.11 Given the position of the dwellings within the plot and the relationship to surrounding residential buildings, there would be no unacceptable impacts upon neighbouring residential amenity.

6.12 The proposed dwellings exceed the overall floor space standards.

6.13 The dwellings would have a private amenity space for the storage of refuse bins/clothes drying etc.

6.14 The proposals are asserted to be acceptable in terms of amenity and thus compliant with UDP policy H2/1.

Highways and Transport

6.15 UDP Policy HT2/4 requires new development to make adequate car parking provision.

6.16 The proposal includes two off-street vehicle parking spaces for each of the proposed bungalows. Whilst there may be increased demand for parking during school pick up and drop off times and when the nearby takeaway or community centre are busy, there is no substantive evidence of parking stress in the area.

6.17 The amount of vehicle movements generated by 2 two-bedroom bungalows would be modest and there is no substantive evidence to indicate that a modest increase in vehicle movements would have a severe impact on the road network.

6.18 The proposals comply with UDP Policy HT2/4.

Biodiversity Net Gain (BNG)

6.19 The application is supported by a Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment, prepared by Arbtech.

Flood Risk

- 6.20 The site is located within Flood Zone 1, the lowest risk of flooding. The development proposals clearly do not increase the risk of flooding.

Land Contamination

- 6.21 The Coal Authority and the Environmental Protection Officer did not object to the proposals for 2no. dwellings under application ref: 71444. The applicant considers that intrusive investigation and contaminated land conditions can be imposed on the decision notice.

Crime

- 6.22 The proposals provide new residential accommodation and will thus increase natural surveillance. The proposals will not create any issues of crime or disorder, nor will they increase perception of crime.

7. Summary and Conclusions

- 7.1 The proposed development will provide additional housing in a sustainable location that would not be harmful in respect of the character and appearance of the area, residential amenity or highway safety.
- 7.2 The proposed dwellings would provide a modest but highly valuable contribution towards the Council's housing land supply.
- 7.3 The proposals comply with local, regional and national planning policy.
- 7.4 The Applicant seeks to work proactively with the LPA and looks forward to positive discussions regarding the scheme.