



## **Springside Road, Walmersley -Public Consultation Q&A**

Thank you to everyone that has responded so far to the consultation for the proposed residential development of land at Springside Road, Walmersley. Rather than responding to individual comments, we have put together the following Q&A which addresses the key issues raised.

### **1. Housing Need**

A number of residents have queried the need for new housing in this location, noting that various new developments have recently been completed elsewhere.

Local Planning Authorities have a requirement to plan for new development within their jurisdiction, demonstrating that there is a deliverable supply of new homes coming forward to meet the need over the next 5-year period. In Bury's case, the latest evidence demonstrates that there is a significant shortfall in housing land supply set against the government's Local Housing Need target of 3,306 dwellings over the 5 years. This means that Bury will need to consider a wider number of sites that can be delivered quickly to contribute to the unmet need across the borough.

In addition, Bury's Housing Needs and Demand Assessment (published in 2020) highlights that there is an ongoing need for all types and sizes of dwelling in the borough, with strongest need for 2,3 and 4-bedroom family houses.

This site is located within a residential area and is within walking distance from a range of local amenities. In this context, we consider that subject to all technical and planning policy matters being appropriately addressed within the planning application package, the site is suitable for housing.

### **2. Infrastructure Capacity**

Residents have noted that local schools and doctors are already at capacity and would be unable to cope with any further housing in this area.

When determining planning applications for housing, the Local Planning Department will take into consideration the quantum and capacity of local infrastructure; including things like education and health services, alongside drainage and sports provision; and assess the impact of the proposed new development in this context. Sometimes, where it is determined that local services cannot accommodate any additional residents, applicants are asked to make a financial contribution to be used for specific projects e.g., new classrooms or sports facilities.

Once the planning application has been submitted, local infrastructure capacity will be assessed by the Council and discussed with Morris Homes.

It should also be noted that new homes being delivered in the area will provide additional revenue for the Council through the New Homes Bonus, alongside Council Tax and Business Rates collection, and also government grants which are dictated in part by population density. This money can be utilised to upgrade local infrastructure where necessary.

### **3. Traffic, Parking and Access**

It has been noted by residents that Springside Road is very busy, and that there are some concerns about the impact of new housing development on local traffic.

The planning application will be accompanied by a Transport Statement, which considers the expected trip generation and traffic impact, accessibility by sustainable modes of travel, servicing arrangements and on-site parking provision associated with the proposed development. The Transport Statement has been produced in accordance with the latest Government guidance and with consideration to pre-application advice received from Bury Council's Highways Department.

The trip generation has been estimated using the TRICS database, which is an industry-standard methodology, and shows that the residential development is expected to generate 23 two-way trips in the AM peak hour and 23 two-way trips in the PM peak hour. The expected trip generation is equivalent to less than 1 trip every 2 minutes on average during the AM and PM peaks and will therefore have a low impact on the local highway network.

As requested by the Council's Highways Department, the proposed on-site parking provision complies with the Council's maximum parking standards to ensure that no parking from the proposed development overflows onto Springside Road.

It is therefore our view that the proposed development is appropriate from a transport perspective. The Transport Statement will be available to view on the Council website once the application has been submitted, and residents will be afforded an opportunity to comment on the findings.

As shown on the draft layout plan, access is proposed from Springside Road. This has been queried by a number of residents who have asked why an alternative access via Walmersley Road or Burnley Road has not been considered.

We can confirm that the pre-application discussions led to the conclusion that the preferred access point into the site is from Springside Road, however when the application is submitted, the Council's Highways team will scrutinize the proposals and advise if changes to the access are required.

Finally, it should be noted that the emergency access proposed to the north of the site from Burnley Road will be controlled via bollards which will ensure that it cannot be utilised by through traffic.

### **4. Loss of Green Space**

We acknowledge that the site is greenfield and understand that it used to be accessible by the public, although this is no longer the case. The proposed development will therefore result in a loss of open space at the site, as highlighted by a number of respondents.

The planning application will be accompanied by an Open Space Assessment which will consider the provision of open greenspace within the local area to determine whether there is a shortfall or a surplus. The Open Space Assessment has been recently completed, and the findings indicate that there is currently a surplus of 3.61ha of amenity greenspace in the Ramsbottom, Tottington and North Manor geographical area. Removing the designated site from these calculations would still mean a surplus of 2.17ha. The full report will be available to read on the Council's website once the application has been submitted.

The loss of the green space in this location will form part of the planning balance which Bury Council will consider during the determination period, with this being weighed against the benefits that the development will bring about.

## **5. Loss of Trees and Vegetation**

Various respondents have raised concerns that the proposals will lead to a loss of trees and vegetation at the site.

An Arboricultural Impact Assessment (AIA) has been prepared to assess tree loss, and this document will form part of the planning application submission package.

The AIA has confirmed that the proposals will require the removal of some trees across the site. However, a compensatory landscape scheme has been designed which proposes the planting of circa 62 new trees across the site in order to mitigate for the tree loss. The trees will be carefully protected through the construction phase to ensure that they are not damaged. The landscape scheme will also include site wide planting to ensure the dwellings are embedded into the landscape.

## **6. Ecology**

Local residents have noted that there are bats and other forms of wildlife on the site, whose habitat may be lost to the proposed development.

An ecologist has visited the site to undertake a full assessment, and an Ecology Report will be submitted with the planning application. We can confirm that the report has been recently completed and concludes that no species are likely to be impacted by the proposals provided that mitigation measures are put in place and adhered to (such as soft felling of trees, replacement tree planting and landscaping, tree protection measures, external light directed away from sensitive habitats, and pre-commencement species inspections). The report also suggests that development also presents an opportunity to compensate for habitat losses through the provision of nest boxes and bat boxes. These will provide suitable nesting and roosting features in the long term.

In addition, given the scale of the site, the Greater Manchester Ecology Unit ('GMEU') (a department that provides specialist ecological advice to, and on behalf of, the ten district councils that make up Greater Manchester) will be consulted on the application once it is submitted. If it is found that off-site compensation is required to account for potential habitat losses, the applicant will liaise with the GMEU during the determination period to agree what level of off-site compensation may be required, if this is deemed necessary.

## **7. Residential Amenity**

A number of residents have raised concerns about the impact of the proposed development on their privacy and quality of life.

Bury Council require all applicants to demonstrate that the relationship between the proposed scheme and neighbouring development has been carefully considered. This includes sensitive boundary treatment design, and also ensuring that there is sufficient space between properties to prevent overlooking and a breach of privacy. These design principles have been applied to the scheme and will be thoroughly assessed by the Council upon submission of the planning application.

If the Council consider that the proposed layout is not appropriate for any reason, Morris Homes will be asked to reconsider the design.

## **8. Construction Impacts**

A few respondents have noted that the noise and traffic impacts from the construction of the properties will have a detrimental impact to those residents who are at home during the day.

While there will undoubtedly be some noise and traffic generated by the proposals during the construction phase, Morris Homes would look to ensure that any associated impacts are reduced as far as possible. It's likely that the Council will ask for a Construction Management Plan to be submitted as part of the planning application which will outline some of the measures that will be taken to ensure that disruption is kept to a minimum. This will be assessed by the Council and will only be approved if the Council are satisfied with the report.

## **9. Church Spending**

Residents have asked for further information as to the Church's intentions for the money that they receive for the sale of the land.

At present, we are aware that the trustees intend to use the proceeds from the sale of the land to produce a multipurpose Church with community provision, to enable Christ Church's vision for the people of Walmersley. It is the responsibility of the trustees of the Church to share the finer details regarding this vision in due course.

## **10. Sustainability**

We have been asked what measures the proposed new houses will include to address sustainability and energy efficiency.

Morris Homes' are fitted with up-to-date heating systems, insulation and modern technology to ensure lower heating bills and energy efficiency. The homes will be built in accordance with the latest building regulations which will ensure measure such as Photo Voltaic Panels and electric car charging points are included where needed.

## **Next Steps**

The planning application is due to be submitted within the next week, and once it is submitted, you will be provided with an opportunity to comment on the proposals and provide feedback to the Council. You will be able to find the planning application by searching on Bury's planning portal. You can use the following link: [Find a planning application in Bury](#)

Bury Council have provided a useful guide explaining the steps involved in the planning application process, which can be accessed here: [Planning application process](#)