

HAVE YOUR SAY

ON THE PROPOSED RESIDENTIAL
DEVELOPMENT OF LAND
OFF SPRINGSIDE ROAD,
WALMERSLEY



The Proposal

Iceni Projects are working on behalf of Morris Homes to assemble a planning application for around 43 new homes at land off Springside Road, Walmersley.

The site is an undeveloped parcel of land located between Springside Road to the south and Burnley Road to the north, approximately 3km to the north of Bury town centre. Containing dilapidated tennis courts and vegetation, the site is not currently accessible to the public.

The proposal includes a mix of 2, 3 and 4 bedroom family housing, each with allocated parking spaces and a private garden. Some of the properties will be classed as 'affordable housing' in line with Council policy, to allow greater access to the housing market.

If planning permission is granted, Morris Homes will purchase the land from Christ Church who will utilise the proceeds to produce a multipurpose church with community provision to enable Christ Church's vision for the people of Walmersley.

The Church Council welcomes views from members of the community in Walmersley about how we could achieve this aim.

Morris Homes are an experienced housebuilder with an excellent reputation, having been building houses for over 60 years. The proposed development will bring much needed high quality new housing to the area.

The Public Consultation

The proposal is in the development stage at present. The design is still evolving, and we wanted to share our current ideas with you before submitting the planning application.

As a member of the local community, your views are important to us and we are inviting you to provide feedback on the proposal, to help us shape the final design.

All feedback received will be reviewed by the project team as part of the planning process, to ensure that the development balances the needs of the community, future residents and the environment.

The Planning Application

The proposals will be submitted to Bury Council's planning department as a detailed planning application. This means that the architect's plans will be supported by technical documents addressing all of the necessary considerations for the Council, such as traffic and transport impact, heritage and ecology.

These documents will all be available to view via the Council's website, along with the planning policy review and final plan package.

Once the application has been submitted, you will be notified by the Council and will be provided with a further opportunity to provide feedback on the proposed development.

PLAN OF THE PROPOSED SITE

2 Focal Points

Careful design has created an outward facing development with key junctions overlooked with dual aspect focal buildings.

4 Access

Access to the site is from Springside Road where an attractive streetscene has been proposed with additional feature landscaping.

1 Pedestrian Link/Emergency Access

The layout has been designed to incorporate a pedestrian/emergency link from the site to Burnley Road. This will significantly improve links and sustainability of the development.

3 Landscaping

Existing mature trees have been retained where possible and complemented with additional trees and hedgerows within the development.

5 High Quality Morris Homes Development

Morris Homes will provide a 2 to 4 bedroom high quality development with a high standard of workmanship and detailing.



LOCATION PLAN



The Benefits of the Proposal

The proposed development would provide numerous benefits for the local area, including:

- The regeneration of an inaccessible vacant site
 - The provision of around 43 new homes suitable for local families, built by a high quality reputable housebuilder
 - Job creation through the construction period and through the supply chain
 - Introducing new residents to the site who will provide a boost to the local economy
 - Creating a well-designed and sustainable scheme, including areas of landscaping and tree planting
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Who are Morris Homes?

Morris Homes are one of the country's largest and most respected independently owned housebuilders. With a reputation as a responsible and professional development partner in the regeneration of local areas, Morris provide sustainable communities which their customers are proud to call home.

Using high quality materials and eco-friendly appliances, Morris Homes have won a number of prestigious national awards for excellence in landscaping, design, construction and energy efficiency.

How to Share Your Views

If you wish to submit your views to us on the current proposals, please get in touch by emailing manchester@iceniprojects.com

Alternatively you can write to us at:

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Iceni Projects
This is the Space
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We look forward to hearing from you.