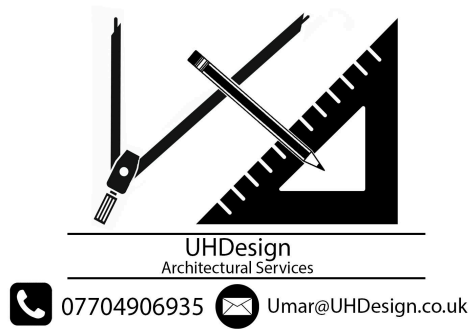




Density Statement And Digital Connectivity Statement

**Land Adj 26 Wheatfield Close,
Bury,
BL9 6QL**

Site Location: Land adjacent to 26 Wheatfield Close, Bury

Site Area: 0.0224 hectares

Proposed Development: One detached dwelling

Density Calculation

The proposed development consists of a single detached dwelling on a site of 0.0224 hectares, equating to a density of approximately 45 dwellings per hectare. This falls within acceptable density ranges for suburban residential areas in Bury.

Justification for Density

- The proposed density aligns with the surrounding residential character, ensuring compatibility with existing dwellings.
- The development respects Nationally Designed Space Standards, providing adequate internal and external living space.
- The site benefits from existing infrastructure, including road access, utilities, and proximity to local amenities.
- The design considers environmental impact, ensuring sustainable drainage and landscaping to enhance biodiversity.

Compliance with Planning Policies

The proposal adheres to Bury's planning policies, including:

- Places for Everyone Joint Development Plan (PfE) – ensuring sustainable and well-integrated development.
- Local Design and Density Guidelines – maintaining appropriate scale and massing within the neighborhood.
- Transport and Accessibility Considerations – ensuring safe access and minimal impact on local traffic.

This statement supports the planning application by demonstrating that the proposed density is appropriate for the site and contributes positively to the local built environment.

Digital connectivity statement

Existing Digital Infrastructure

The site is located within an established residential area of Bury, benefiting from access to existing broadband and mobile network infrastructure. The area is covered by major broadband providers, offering **superfast fibre-optic connectivity** and **5G mobile network availability**.

Proposed Digital Connectivity Measures

To ensure the new dwelling meets modern digital standards, the following measures will be incorporated:

- **High-speed broadband access** via fibre-optic connection, ensuring reliable internet service.
- **Internal network infrastructure**, including Ethernet ports and Wi-Fi optimization for seamless connectivity.
- **Smart home readiness**, allowing integration with IoT devices for energy efficiency and security.
- **Adequate mobile network coverage**, ensuring strong signal reception for residents.

Compliance with Planning Policies

The proposal aligns with Bury's planning policies, including:

- **Places for Everyone Joint Development Plan (PfE)** – supporting digital infrastructure for sustainable communities.
- **Local Digital Connectivity Guidelines** – ensuring new developments are equipped for modern digital needs.
- **National Broadband Standards** – meeting government targets for high-speed internet access.

This statement demonstrates that the proposed dwelling will be fully equipped with modern digital connectivity, supporting residents' work, leisure, and communication needs.

