

Planning Statement: Density of New Housing (Policy JP-H4)

For: Land at 27-29 Tarn Drive, Bury, BL9 9QB



Aerial view of proposed site highlighted in red

"The proposed development at Land at 27-29 Tarn Drive, Bury, BL9 9QB provides one detached dwelling on a net developable area of 0.0193 Hectars resulting in a net residential density of **51.8** dwellings per hectare (dph).

The applicant considers this density to be entirely appropriate for the location and fully compliant with **Policy JP-H4** of the Places for Everyone (PfE) plan for the following reasons:

- **Efficient Use of Land in a Sustainable Location:** In accordance with Policy JP-H4, the development seeks to optimize the use of land in a highly accessible area near a town centre. The site benefits from excellent proximity to public transport hubs and a wide range of local services, justifying a density significantly higher than the 35 dph minimum.
- **Consistency with Local Character:** The proposed density of **51.8** dph is consistent with the established high-density residential character of the surrounding area. The scale and massing of the development have been designed to integrate seamlessly with the existing grain of neighbouring housing, ensuring that the proposal does not appear out of context within its urban setting.

- **Support for Town Center Vitality:** By providing high-density housing within walking distance of the town centre, the proposal directly supports the regeneration and vitality of the local economy by increasing local footfall and supporting local businesses and services.
- **Adherence to Higher Density Targets:** The proposal aligns with the PfE objective to focus higher-density development in town centres to reduce the need for greenfield land release, thereby promoting a more sustainable pattern of growth across Greater Manchester.

Consequently, the proposed density is deemed appropriate for this location, meeting both the strategic requirements of Policy JP-H4 and the localized design objectives of the area."

Key Data to Include

- **Net Density Calculation:** 51.8 dph.
- **Accessibility Metrics:** The site is within 300m if distance from the nearest bus stop, continent store, post box, school, restaurant, park and paying fields. Town centre, tram station and main shopping centre are 1600 meters away from the proposed site.

Specific Nearby facilities and site surrounding with similar density dwellings justify the high-density approach.