

Demolition of vacant stables building and construction of a detached dwelling

Land at No 7 Arthur Lane, Ainsworth, Bury BL2 5PR

Ref:GS.210524.B

Statement regarding Housing Density

The Greater Manchester Joint Development Plan 2024 (GBJDP) Policy JP-H4 requires minimum housing densities in 'the city centre, designated town centres and other designated centres' and that 'the density of New Housing development should 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.

However, the proposed dwelling is not located in any of the aforementioned designated areas.

In any event, the proposed dwelling is located in the Green Belt on previously developed land. the density is severely restrained by Green Belt policy in order to avoid an adverse impact upon openness and the purposes of the Green Belt.

In this case, the proposed development is therefore constrained by the volume of the development which it would replace and by the likely intensity of the development which would ensue and which would also impact upon openness.

The proposed development accords with such constraints in terms of the density of development