

Proposal: Erection of Detached Dwelling and associated access

Location: Land between 701 & 703 Whitefield Road, Bury, BL9 9PL

Application Ref: 71623

Density of New Housing

INTRODUCTION

1. This statement is provided to fulfil the requirements of Bury Council's Validation Checklist for Full Planning applications and The Places for Everyone Joint Development Plan Document which has been adopted to form part of the development plan for Bury as from 21st March 2024. Planning Law requires that applications for planning permission be determined in accordance with the development plan, unless material consideration indicate otherwise. Policy JP-H4: Density of New Housing of the Places for everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2024 (PfE) states:

'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 the land and high quality design'

a) 35-70 dwellings per hectare; primarily houses.
2. The proposed dwelling has a footprint of 77m² and the site curtilage has an area of approximately 324m² (0.0324 hectares) and this equates to a density of 30 dwellings per hectare. As such it accords with PfE policy JP-H4 in that it would be delivered at a density appropriate to the location.