

# Sedgwick Associates

Chartered Town Planners

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Land r/o  
**354 Manchester Road,  
Bury BL9 9NR**

**Full application for the erection of one dwelling**

**Density of New Housing:  
Policy JP-H4**

## **Density of New Housing**

The application site is 0.12 ha and a single dwelling is proposed. This gives a net housing density of 8 dwellings per hectare.

The reason why the density is low is mainly because the site is dominated by protected trees and the proposed development site is significantly restricted by their root protection areas. There is no space for any additional dwellings and a refusal because of the low density would be counterproductive as the result would be no dwelling rather than more dwellings.

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