



Eccleston
HOMES

The Statement for Density of New Housing has been prepared by Eccleston Homes Ltd in support of the Planning Application for residential development at Former Mondri/Holcombe Mill, Bridge Street, Ramsbottom.

Places for Everyone JP-H4: Density of New Housing

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. Regard should be had to the minimum densities set out in the following table:

Location (use highest density that applies when a site falls within more than one location)	Minimum net residential density (dwellings per hectare): Within the location	Minimum net residential density (dwellings per hectare): Within 400 metres	Minimum net residential density (dwellings per hectare): Within 800 metres
Designated centres:			
City Centre	200	120	70
Designated town centres	120	70	50
Other designated centres	70	50	35
Public transport stops:			
Main rail stations and Metrolink stops in the City Centre	N/A	200	120
Other rail stations and Metrolink stops in large, designated centres	N/A	120	70
Other rail stations with a frequent service and all other Metrolink stops	N/A	70	50
Leigh Guided Busway stops	N/A	50	35
Areas within GMAL 6 and above or its equivalent	50	35	35
All other locations: minimum net residential density of 35 dwellings per hectare			

Lower densities may be acceptable where they can be clearly justified by:

1. Local housing market issues, such as a demonstrable need for a particular type of housing that cannot be delivered at a higher density; or

2. Site-specific issues, such as the design context and any potential impact on the wider landscape or townscape including heritage assets and green infrastructure.

In order to achieve an appropriate mix of housing across the plan area, developments should include the provision of houses and/or apartments having regard to the following and the need to achieve high quality design:

A. 35-70 dwellings per hectare: primarily houses

B. 70-120 dwellings per hectare: mix of houses and apartments

C. 120+ dwellings per hectare: primarily apartments, incorporating houses and/or ground-floor duplexes where practicable.

The planning application seeks approval for the demolition of a derelict brick building and two stone buildings, the retention of a chimney and the erection of 57 dwellings together with engineering operations to create a development platform, public car park, substation, public open space, landscaping, drainage, the layout of internal estate roads and footways and other associated works.

The accommodation comprises 2, 3 & 4 bedroom properties varying in a range of sizes to meet the local housing needs which is presented as follows:

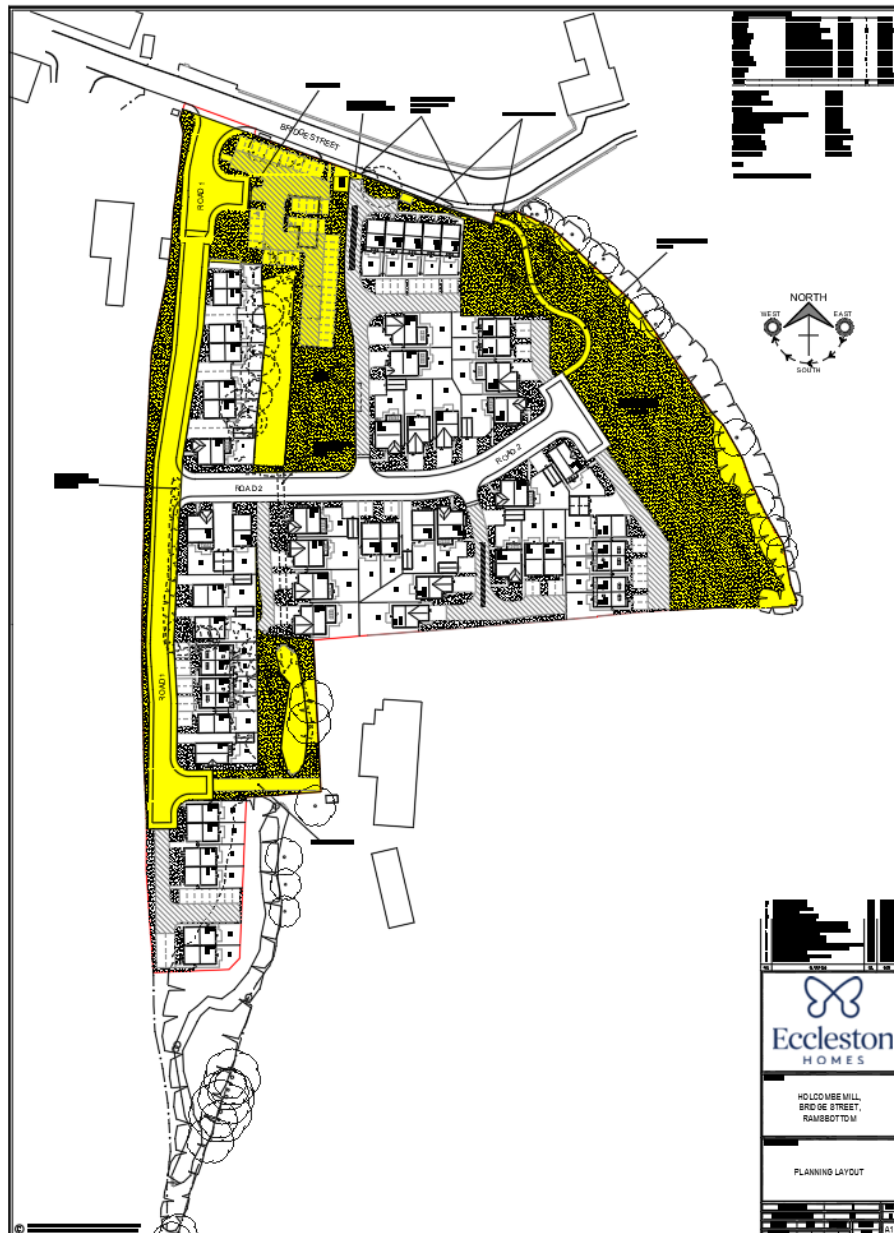
HOUSE TYPE	ACCOMODATION	TOTAL
LANGHO	2 BED SEMI HOUSE	2
GAYTON	3 BED SEMI/MEWS	7
LYTHAM	3 BED SEMI/DET HOUSE	16
DELAMERE	3 BED SEMI HOUSE	8
WHALLEY	4 BED DETACHED HOUSE	4
BUCKLEY	4 BED DETACHED HOUSE	4
PLUMLEY	4 BED DETACHED HOUSE	2
HARTFORD	4 BED DETACHED HOUSE	1
WILLASTON	4 BED DETACHED HOUSE	2
FORMBY	4 BED DETACHED HOUSE	3
HAIGH	4 BED DETACHED HOUSE	8
TOTAL		57

It has been accepted that the site is constrained on a number of issues comprising:

1. Flood issues
2. Conservation Area
3. Car parking
4. Archaeological/Heritage features

The following areas (highlighted in yellow) have been deducted from the gross site are of 7.10 acres (2.87 hectares) which achieves a nett site area of 4.00 acres (1.61 hectares):

Access Road:	0.59 Acres	0.24 Hectares
Landscape Buffer:	0.14 Acres	0.06 Hectares
POS Area:	1.43 Acres	0.58 Hectares
Culverts & Access to Cricket Club:	0.41 Acres	0.17 Hectares
Car Park and Sub Station:	0.53 Acres	0.21 Hectares



The nett density for the development achieves 35.4 dwellings per hectare which is in excess of the minimum net residential density of 35 dwellings per hectare.