

# Planning Policy Comments

**Application No:** 68092

**Location:** Land at Higher Dean Street, Radcliffe

**Proposal:** Outline application for 2 no. dwellings with all matters reserved

In terms of housing supply, the Borough is unable to identify a five year supply of housing land to meet local needs determined through the Government's standard methodology. Past under delivery of housing has resulted in Bury having a 'low' housing delivery test result. As a result, the presumption in favour of sustainable development set out in paragraph 11 of the NPPF is applicable to Bury. As such, additional housing land is needed.

The site is in a sustainable location for housing within the urban area with no specific allocated use or policy designation, and is considered suitable for housing development

**Officer:** PB

**Date:** 12 May 2022