

Density Statement

Former Ambulance Station Cemetery Road, Ramsbottom, BL0 9PU

Document Control

Author: Planning Consultant

Client: Home Park Avenue Ltd

Revision: Rev A

Date: 22 December 2025

Local Planning Authority: Bury Council

1. Introduction

This Density Statement has been prepared in support of a full planning application for the redevelopment of the Former Ambulance Station at Cemetery Road, Ramsbottom, to provide three detached dwellings.

2. Site Area, Constraints and Developable Area

The gross site area is approximately 0.095 hectares (950 m²). An area of approximately 100 m² is subject to a Root Protection Zone associated with retained trees and is therefore excluded from built development. This results in an effective developable area of approximately 0.085 hectares.

3. Proposed Density

The proposed development comprises three dwellings on a net developable area of 0.085 hectares, equating to an approximate density of 35.3 dwellings per hectare.

4. Policy Context

The proposed density has been assessed against the National Planning Policy Framework and the Places for Everyone Joint Development Plan, both of which promote a context-led and qualitative approach to density.

5. Contextual Density and Design Response

The surrounding area is characterised by detached and semi-detached dwellings at low-to-medium densities. The proposed density reflects this context while making efficient use of a constrained brownfield site.

6. Conclusion

When assessed against the net developable area, allowing for the Root Protection Zone, the proposed density is considered appropriate, efficient and policy compliant.