



Density and Character Analysis

Land off Whalley Road,
Ramsbottom, BL0 0DW

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1. Introduction

This document provides technical analysis of site density and surrounding character to support a Permission in Principle (PIP) application. It presents factual evidence for use by the planning consultant in assessing policy compliance.

2. Site Details

Parameter	Details
Site Area	0.64 hectares 1.58 acres
Current Use & Provisional Agricultural Land Classification (PALC)	Un-used, grade 4 poor quality agricultural land
Borough	Bury Council
Description	The site consists of greenfield land with an area of allotments to the southern boundary, consisting of a number of outbuildings and structures. former quarry beyond the northern boundary.

3. Surrounding Character Analysis

3.1 Site Designation

Green Belt	Yes
Conservation Area	No
Settlement Boundary	Edge

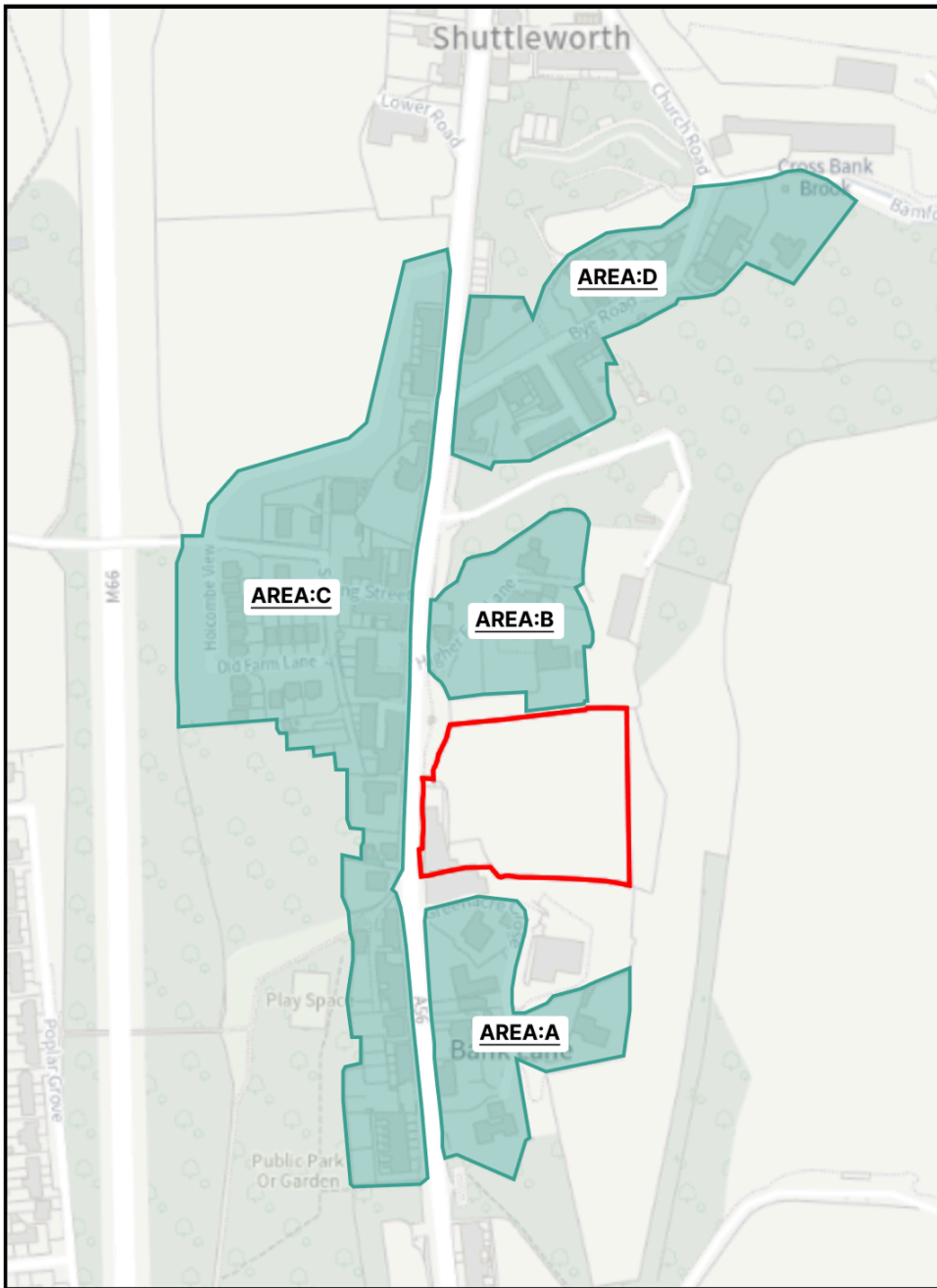
3.2 Density Analysis

Area A	Parameter	Details
	Area Analysed	0.90 hectares
	Dwellings Counted	13 (approx)
	Dwelling Types	Detached, terraced
	Average Density	14 dwellings per hectare

Area B	Parameter	Details
	Area Analysed	0.69 hectares
	Dwellings Counted	5 (approx)
	Dwelling Types	Detached, semi detached
	Average Density	7 dwellings per hectare

Area C	Parameter	Details
	Area Analysed	2.91 hectares
	Dwellings Counted	85 (approx)
	Dwelling Types	Detached, semi detached, terrace, apartments
	Average Density	29 dwellings per hectare

Area D	Parameter	Details
	Area Analysed	1.4 hectares
	Dwellings Counted	50 (approx)
	Dwelling Types	Terrace, semi detached, detached
	Average Density	36 dwellings per hectare



KEY

— SITE BOUNDARY



PROJECT TITLE
WHALLEY ROAD, RAMSBOTTOM

DRAWING TITLE
DENSITY ANALYSIS



3.3 Character Description

The surrounding area exhibits the following characteristics:

Development Pattern:

The surrounding development pattern exhibits a varied residential character. To the east, the established form is defined by linear frontage development comprising mainly traditional terraced housing with small gardens, interspersed with larger detached dwellings set within generous plots. To the south, the pattern transitions to very large detached houses with spacious gardens, alongside a distinctive run of three-storey terraced blocks fronting Whalley Road, influenced by the land's natural contours. Immediately north of the site, development consists of a single substantial detached dwelling and a small cluster of well-spaced houses within sizable gardens, creating a more open setting. Further north, the character reverts to a consistent linear arrangement of terraced housing, reflecting the established urban form of the wider area.

Building Scale and Form:

The surrounding development is predominantly two-storey, with pitched roofs that follow traditional residential forms. Detached houses to the north and south occupy generous plots, with proportions that respond to the contours of the land, allowing for spacious front and rear gardens. Terraced housing to the east and further north is typically narrower and shallower, with consistent ridge heights and uniform street frontage, reflecting a more compact urban grain.

Plot Characteristics:

The surrounding area exhibits a varied plot structure that reflects the transition in character across the site. To the north and south of the site, plots are generally larger and more generous, influenced by the contours of the land, which create a naturally spacious setting with well-defined boundaries and significant separation between dwellings. In contrast, plots to the east and further north are narrower and shallower, accommodating terraced housing with smaller gardens and closer spacing.

Parking/Amenity:

Parking provision in the surrounding area is predominantly on-plot, reflecting the scale and form of the existing dwellings. To the north and south, generous plot sizes and detached housing allow for multiple on-site parking spaces, often accommodated within driveways or garages, in keeping with the suburban character influenced by the land's natural contours. In contrast, terraces to the east and further north generally have limited on-plot parking, with reliance on on-street spaces.

Materials:

The existing built environment is predominantly constructed in traditional stone, with pitched slate roofs providing a coherent and enduring streetscape. Detached houses to the north and south reflect this materiality, often complemented by timber door finishes and plastic windows. Terraced housing to the east and further north also generally incorporates stone elevations, with roof materials typically in slate.

Boundary Treatment:

The surrounding area is characterised by a mix of traditional and informal boundary treatments that contribute to its distinctive character. Stone walls are prevalent, providing a sense of permanence and visual cohesion, particularly around detached properties to the north and south. Hedges are frequently used to define property

edges, softening the streetscape and providing greenery, while grass verges along the road frontages contribute to the open, suburban character of the area.

4. Site Limitations

Key site constraints identified include:

4.1 Heritage Limitations

- The site is within 50m of a Grade Listed II Building (Higher Fold Cottage) however is not visible to the site

4.2 Planning Limitations

- Site within Greenbelt

4.3 Environment & Ecological Limitations

- Adjacent to an area of young woodland
- Mature Trees adjacent and border the boundary
- Hedgerow present on the boundary of the site, provides habitat connectivity and ecological value

4.4 Ground Limitations

- Topographical Features: The site has level change of approximately 12m from East (Higher) to West (Lower)
- Fletcher Bank Quarry: Located within 100m of its eastern boundary.

Full details and constraint mapping are provided in the separate Land Assessment Report

5. Constraint Reports

Note: This is a preliminary assessment at PIP stage. Detailed surveys and technical assessments at Technical Details Consent stage will refine these figures.

5.1 Reports for Stage 2 (Constraints)

- Detailed topographical survey (site layout)
- Ecological survey (to confirm hedgerow buffer and BNG strategy)
- Arboricultural survey (Tree condition and roots buffer distances)

6. Summary

6.1 Surrounding Context

- The surrounding area presents a varied and transitional residential character, driven by both the established urban form and the land's natural contours.

The development consists of a mix of:

- Traditional, compact two-storey terraced housing (to the east and further north) with a linear pattern, smaller plots/gardens, and reliance on on-street parking.
- Larger, well-spaced detached and very large detached houses (to the south and immediate north) with a more open setting, generous plots/gardens, and on-plot parking (driveways/garages), largely influenced by the undulating terrain.

Across the area, the Building Scale and Form is predominantly two-storey with pitched roofs, and the Materials are consistently traditional stone elevations with slate roofs, creating a visually coherent streetscape. Boundary treatments are mainly stone walls and hedges.

6.2 Prevailing Density Range

The overall development pattern exhibits a variable density range, primarily influenced by the underlying topography and historical development types. For a precise assessment, the area is split into two characteristic zones: the flatter, established urban core, and the areas shaped by the natural contours.

1. High-Density Zone (Flatter/Established Areas)

This zone primarily corresponds to the linear frontage development of the traditional terraced housing (e.g., to the east and further north).

Characteristic	Density Implication
House Type	Narrower, shallower terraced housing, some large detached housing
Plot Size	Narrower and shallower plots, leading to minimal separation, with some larger plots in between.
Development Pattern	Consistent, uniform, and compact linear urban grain
Block Area for Calculation	C: 2.91 hectares D: 1.4 hectares
Approximate Dwelling Density	C: 29 dph D: 36 dph

2. Lower-Density Zone (Natural Contours/Transitional Areas)

This zone corresponds to the areas with larger detached and very large detached dwellings (e.g., to the south and immediate north), where density is reduced to accommodate the terrain and spacious plot sizes

Characteristic	Density Implication
House Type	Substantial detached dwellings (and some three-storey terraces)
Plot Size	Generous, large plots with significant separation between dwellings.
Development Pattern	Open setting; proportions respond to the natural contours.
Block Area for Calculation	A: 0.90 hectares B: 0.69 hectares
Approximate Dwelling Density	A: 14 dph B: 7 dph

6.2 Key Site Constraints

- Topography East to West
- Boundary hedgerow retention including surrounding houses window distances
- Landscape buffer zones for woodland and mature trees