

DENSITY STATEMENT

**OUTLINE APPLICATION WITH ALL MATTERS RESERVED
FOR SUBSEQUENT APPROVAL EXCEPT FOR ACCESS FOR
THE COMPLETE DEMOLITION OF AN EXISTING
FARMSTEAD AND THE ERECTION OF NO.9 DWELLINGS
AND ASSOCIATED WORKS**

**BROOK FARM, SIMISTER LANE, PRESTWICH,
MANCHESTER, M25 2SB**

Prepared by: Richard Mitchell BSc (Hons) MSc MRTPI
Our Client: Mr G Jones, Mrs L King and Mrs M Ormrod
Our Ref: Jon/408/3653/GH
Date: October 2025

1.0 INTRODUCTION

- 1.1 This Density Statement has been prepared by Gary Hoerty Associates on behalf of the applicants, Mr G Jones, Mrs L King and Mrs M Ormrod, in support of an outline planning application for the complete demolition of an existing farmstead and the erection of nine dwellings and associated works at Brook Farm, Simister Lane, Prestwich, Manchester, M25 2SB.
- 1.2 This Statement has been prepared to explain how the proposal relates in policy terms to Policy JP-H4: Density of New Houses which requires a density appropriate to the location, and as they emerge the Local Plan and Supplementary Planning Documents.
- 1.3 PfE: Policy JP-H4 sets out that lower densities may be acceptable where they can be clearly justified by:
- Local housing market issues, such as a demonstrable need for a particular type of housing that cannot be delivered at a higher density; or
 - Site-specific issues, such as the design context and any potential impact on the wider landscape or townscape including heritage assets and green infrastructure
- 1.4 The pre-application response stated the proposals would *“not make efficient use of land, and a total of 19 dwellings should be provided at this site to achieve minimum densities as set out within JP-H4.”*

2.0 DENSITY EXPLANATION

- 2.1 Following receipt of the pre-application advice on 26 March 2025, the proposals have evolved and have been amended from that presented at the pre-application stage. The pre-application advice highlighted the minimum density requirements set out in PfE Policy JP-H4 which based on the site area shown on the plan submitted with the pre-application enquiry resulted in a density of 19 dwellings for the site. However, the site area for the planning application is less with the total application area including the access track (which is not being developed) is 0.49Ha and the actual development area is 0.42Ha. Therefore the minimum density applying Policy JP-H4 is 15 dwellings rather than 19 as referred to in the pre-application response. While the number of the proposed dwellings still falls below the minimum density requirement for the site each site context is unique and density requirements should be tailored to a given site-specific location and its surroundings. Excessive density can alter the character of an area and can result in increased traffic congestion and air pollution.
- 2.2 Gary Hoerty Associates on behalf of the applicants considers that the minimum density requirement for 15 dwellings relating to the application proposals would detrimentally alter the existing character of the area and would be inappropriate given the site's specific local context in a semi-rural location.
- 2.3 The proposed scheme is sympathetic in nature and would sit comfortably in its semi-rural location and comprises of a well nestled built-form development; a lower density of dwellings is more appropriate to reflect the site's specific context. The proposal development comprises of a bespoke and high-quality development. It envisaged that landscaping would form an integral part of the development, including additional planting along the site's boundaries. The proposed development provides a sustainable design which makes efficient use of land in a sensitive manner which assimilates well into the wider context allowing it to be in keeping with the prevailing character of existing development.
- 2.4 It should be noted that it is also a material consideration that the site benefits from extant permission (application 58827) for the 'Demolition of existing buildings currently used for oil recycling business and livery yard; Replacement with 4 no. dwellings and conversion and extension of traditional barn to form a single dwelling (resubmission)', approved 01 October 2015. As such the principle of residential development in this location has been established in

this location. The application proposal would make more efficient use of the land which is not of high environmental value and achieve an appropriate density, making more effective use of PDL than the extant scheme.

- 2.5 In summary, it is considered that the proposed development is of high-quality design and in form and sustainability and accords Policy JP-H4 of the Joint Places for People Plan.