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Compliance with Policy JP-H4: Density of New Housing - "Statement"

PROPOSED CONVERSION OF EXISTING BUILDING FIRST FLOOR AND PART GROUND FLOOR TO CREATE 9No FLATS, 7No ONE BEDROOM FLATS & 2No TWO BEDROOM FLATS INCLUDING OPENING UP EXISTING EXTERNAL OPENINGS AND THE CREATION OF NEW WINDOW AND DOOR OPENINGS ON THE GROUND AND FIRST FLOOR & RETENTION OF EXISTING RETAIL USE ON THE GROUND FLOOR.

Density of New Housing Statement for the Refurbishment of 121 – 131 Bell Lane, Bury.

Introduction

This statement addresses how the proposed development complies with Policy JP-H4: Density of New Housing, as set out in Bury Council's "Places for Everyone" planning document. Policy JP-H4 emphasizes the importance of optimizing the density of new housing developments to make efficient use of land, support sustainable communities, and provide a range of housing options that meet local needs.

Compliance with Policy JP-H4: Density of New Housing

1. Optimal Land Use

The proposed development has been carefully designed to ensure the efficient use of land in line with Policy JP-H4. The site layout maximizes housing density without compromising on the quality of living spaces or the character of the surrounding area. By increasing density where appropriate, the development contributes to the efficient use of land resources, helping to meet the growing housing demand in Bury.

2. Meeting Local Housing Needs

The development includes a mix of apartment types and sizes to cater to a diverse range of needs within the community. This mix is aligned with local housing demand and market conditions, providing options for first-time buyers, families, and downsizers. By delivering a higher density of housing, the development also addresses the need for affordable homes, contributing to social inclusion and diversity.

3. Sustainable Development

The increased density of the development supports sustainable living by:

- **Reducing Car Dependency:** The development is designed with proximity to public transport links and local amenities, reducing the need for private car use and encouraging walking, cycling, and the use of public transport.
- **Enhancing Local Services:** A denser residential population supports the viability of local services, shops, and community facilities, contributing to the vibrancy and sustainability of the neighbourhood.
- **Minimizing Environmental Impact:** Higher density allows for more efficient use of infrastructure and resources, reducing the overall environmental footprint of the development.

4. Respecting Local Character

While optimizing density, the development is sensitive to the character and appearance of the surrounding area as it reuses an existing historic building and will breathe new life into its existence whilst extending the building life. The use of high-quality materials and thoughtful landscaping enhances the overall aesthetic appeal, ensuring that the development integrates seamlessly with its surroundings.

5. Supporting Infrastructure

The proposed density of the development is supported by adequate infrastructure provisions. This includes:

- **Transport Infrastructure:** The site is well-connected to existing road networks and public transport options, ensuring that the increased population can be accommodated without strain on local infrastructure.
- **Utilities and Services:** The development will be supported by sufficient utilities (water, electricity, waste management) and services (schools, healthcare) to meet the needs of residents, ensuring that the density increase is sustainable.

6. Flexibility and Future-Proofing

The development has been designed with flexibility in mind, allowing for future adaptation if local housing needs or policy requirements change. This forward-thinking approach ensures that the housing density can continue to meet community needs in the long term, while also supporting Bury Council's objectives for sustainable growth.

Conclusion

The proposed development fully aligns with Policy JP-H4: Density of New Housing, demonstrating a commitment to making efficient use of land, supporting sustainable communities, and meeting the diverse housing needs of the Bury area. By balancing higher density with quality design and infrastructure support, the development contributes to the creation of a vibrant, sustainable, and inclusive community.