

Introduction

This report has been prepared by SLH Home Design LTD to demonstrate how the proposed development on land at 12 Holthouse Road complies with:

Policy JP-S2: Carbon and Energy

Policy JP-H3: Type, Size and Design of New Housing

Policy JP-H4: Density of New Housing

Policy JP-C2: Digital Connectivity

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Policy JP-S2: Carbon and Energy - Energy Statement

Policy Compliance

The proposed development has been designed in accordance with Policy JP-S2 by incorporating energy-efficient design principles and construction methods. The approach follows the energy hierarchy of:

- 1. Reducing energy demand**
- 2. Using energy efficiently**
- 3. Considering low and zero carbon technologies where feasible**

Minimising Energy Demand

The development minimises energy demand through the following measures:

- **Building orientation and layout:** Optimised to maximise natural daylight and reduce reliance on artificial lighting. Large amounts of glazing in line with Part O and Part L have been used to maximise natural lighting.
- **Fabric-first approach:** High-performance building envelope to reduce heat loss, with u-value designs to notional standards rather than minimum standards with the aim for locally sourced materials where feasible.
- **Thermal insulation:** Enhanced insulation levels in walls, roofs, and floors to notional u-value levels set in Part L.
- **Air tightness:** Improved air permeability standards to limit uncontrolled heat loss.
- **Glazing design:** Energy-efficient double/triple glazing with appropriate solar gain control.

These measures reduce the overall energy required for heating, cooling, and lighting and reduce the overall carbon footprint from manufacture through to construction and during its operational lifespan.

Maximising Energy Efficiency

Energy efficiency is further improved through:

- **Efficient heating systems:** Installation of modern, high-efficiency heating systems (e.g. heat pumps or high-efficiency boilers where applicable).
- **Low energy lighting:** Use of LED lighting throughout the development.
- **Efficient controls:** Smart heating controls and zoning to optimise energy use. Thermostatic radiator valves, energy efficient controls and smart technology

Where specific measures are not implemented, it is due to practical or financial viability considerations, and alternative efficiency measures have been prioritised.

Compliance with Building Regulations (Part L 2022)

The development will be designed and constructed to comply with the **Building Regulations Part L (2022)**, ensuring:

- Reduction in carbon emissions compared to previous standards
- Improved fabric energy efficiency
- Compliance with Target Primary Energy Rate (TPER) and Target Emission Rate (TER)
- Use of approved calculation methods (e.g. SAP or SBEM as appropriate)

All construction details and building services will be specified to meet or exceed these requirements.

Policy JP-H3: Type, Size and Design of New Housing - Housing Statement

Compliance with Nationally Described Space Standards

The proposed dwelling has been designed to meet or exceed the **Nationally Described Space Standards (NDSS)** in terms of:

- Gross Internal Floor Area (GIA) - over 102m² for a 4bed 2storey property
- Minimum bedroom sizes . in order to provide 1 bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide. in order to provide 2 bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- Adequate storage provision min 2.5m² as per table 1 in NDSS
- Sufficient ceiling heights and internal layout over 2.3m as stated in the NDSS, proposal is for 2.4m

A detailed assessment has been undertaken and is summarised within the accompanying Space Standards Table, which confirms that all habitable rooms and overall dwelling size comply with the required standards.

The internal layout has been carefully considered to ensure that the dwelling provides a high standard of amenity, functionality, and usability for future occupants.

3. Accessible and Adaptable Dwellings (Part M4(2))

The proposed development will be designed and constructed to meet the requirements of Building Regulations Part M4(2): Accessible and Adaptable Dwellings.

This includes:

- Step-free access to the principal entrance - Done via a localised ramped access to allow DPC to remain 150mm above DPC elsewhere

- Level thresholds and accessible circulation within the dwelling – Done via a localised ramped access, with ample access throughout.
- Adequate door widths and internal space for manoeuvrability min clear widths of 775mm
- Accessible WC facilities at entrance level

These measures ensure that the dwelling can accommodate the changing needs of occupants over time and support inclusive living.

Where any specific site constraints arise that may impact full compliance (such as site levels or access limitations), these will be clearly justified; however, at this stage, no such constraints have been identified that would prevent compliance with Part M4(2).

Policy JP-H4: Density of New Housing - Housing Density Statement

Proposed Density

The proposed development comprises a low-density residential scheme reflective of the character of the surrounding area. The density has been carefully considered to ensure it:

- Responds positively to the existing pattern of development, aesthetically blends in with the surrounding street scene both in scale and appearance.
- Maintains appropriate spacing between buildings as per the setting out on the rest of the street. The house is at the bottom of a sloped road, and naturally has a lower roof level than the neighbouring properties, which is an evident design throughout the sloped street.
- Integrates with the established urban grain

The resulting density is consistent with the prevailing character of the locality and avoids overdevelopment of the site. Previous planning applications raised concerns with ‘overdevelopment’ which the new development overcomes due to extending the land which was originally from 8 Holthouse Road.

Compliance with Policy JP-H4

Policy JP-H4 requires development to make efficient use of land while ensuring that density is appropriate to the site's context. The proposal achieves this by:

- Optimising the use of available land without compromising design quality, the extended land originally from 8Holthouse has allowed a spacious and well thought out design to best utilise the shape of the boundary line.
- Reflecting the density of surrounding residential properties in terms of building footprint to curtilage ratios.
- Providing adequate private amenity space, parking, and landscaping, best utilising the awkward shape of the site.

While higher densities are encouraged in sustainable locations, the proposed density is considered appropriate given the specific characteristics of the site and its context.

The application site is a vacant piece of residential land within an existing housing estate. The pattern of development in this area predominantly comprises detached and semi-detached family dwellings. Outline planning permission has already been granted for one new dwelling on the plot.

Proposed Density and Context

The proposed scheme involves the construction of a single dwelling within an established residential street. Given the size and shape of the plot, together with the pattern of surrounding development, the proposal delivers a low density form of development that aligns with the character of the existing neighbourhood.

In the context of Bury's Local Plan and Places for Everyone Joint Plan, minimum residential densities are expressed in terms of net dwellings per hectare and are guided by location and accessibility. In many suburban and outer-urban environments similar to this site, a net density of 35 dwellings per hectare is the general benchmark for efficient land use.()

However, the existing plot area and surrounding pattern of development do not readily support intensification to this level without undermining the character and quality of the area. The adjacent properties are primarily low-density residential dwellings, and the development of one dwelling responds sensitively to this context.

Justification of Density

The proposed density is appropriate for the following reasons:

a. Context of Surrounding Development

The surrounding area is characterised by low-density housing with generous plot sizes and garden spaces. Introducing a higher density form of development would be discordant with the prevailing residential pattern and could harm the character of the street.

b. Site-Specific Constraints

The irregular shape of the plot and its constrained geometry limit the ability to deliver multiple dwellings without compromising design quality, residential amenity, and access. These site-specific features justify an exception to adhering strictly to minimum density figures.

c. Quality of Design and Layout

Providing a single dwelling on this site allows for a well-designed home with adequate private amenity space, appropriate parking provision, and satisfactory landscaping. This design response supports a high standard of residential environment — an important consideration alongside density figures.

Policy JP-C2: Digital Connectivity - Digital Connectivity Statement

Policy JP-C2: Digital Connectivity

Development at 12 Holthouse Road, Tottington, Bury, BL8 3JP

Policy Requirements

Policy JP-C2 seeks to ensure that:

- New development delivers or supports the installation of high-quality digital infrastructure.
- Residential schemes are capable of accessing full fibre to the premises broadband services, where technically feasible and financially viable.
- Digital connectivity solutions support future-proof, gigabit-capable connections for residents.

Local Connectivity Context

a. Broadband Availability in Bury

The wider Bury area benefits from widespread access to high-speed broadband services, including “full fibre” and superfast connections. Local coverage statistics indicate that approximately 90% of properties in Bury have access to ultrafast

broadband with average speeds above 300 Mbps, with continued investment in fibre infrastructure.

Data for the BL8 3JP area shows existing superfast broadband availability with fibre-to-the-premises being offered to properties on Holthouse Road, demonstrating that high-performance services are accessible at the site.

b. Network Upgrades and Deployment

Major national and local broadband infrastructure providers (e.g., Openreach) are investing in expanding full fibre networks across Bury, enabling gigabit-capable services for most residential streets. Additional alternative network deployments are planned and underway, further improving local connectivity options.

Proposed Connectivity Strategy

To comply with Policy JP-C2, the development will provide the following:

a. Full Fibre Broadband Provision

The dwelling will be connected to the local FTTP broadband network where it is available, allowing residents access to gigabit-capable internet services upon occupation.

Prior to construction, an assessment of local fibre and broadband providers will confirm the optimum connection route (e.g., BT/Openreach, alternative operators) and will ensure that full fibre or equivalent high-speed services are delivered to the property boundary.

b. Internal Digital Infrastructure Provision

Provision of internal cabling and infrastructure routes to support broadband entry and distribution within the dwelling.

Facilities for future upgrades (e.g., additional ducting or conduit) will be incorporated to support evolving digital technologies.

c. Operational Availability at Occupation

Broadband connectivity will be arranged so that residents have access to an operational broadband service from the date of first occupation, aligning with Policy JP-C2's requirement for connectivity availability at move-in.

Future-Proofing and Technology Flexibility

The development design will allow for future technology improvements, including next-generation broadband standards and potential 5G fixed wireless access, should they become commercially viable at the site. Internal infrastructure will be compatible with ongoing upgrades to ensure long-term connectivity performance for occupiers.

Conclusion

The proposed development has been designed to align with Policy JP-S2 by minimising energy demand, maximising energy efficiency, and ensuring compliance with the 2022 Part L Building Regulations. The measures outlined demonstrate a clear and proportionate approach to sustainable energy use within the constraints of the scheme. The softscaping / boundary treatments and the bio diversity net gain report further support the sustainable nature of the development.

The proposed development has been designed to fully comply with Policy JP-H3. The dwelling meets the nationally described space standards and will be constructed to the accessible and adaptable standards set out in Building Regulations Part M4(2).

The scheme therefore provides a high-quality, functional, and inclusive residential environment in accordance with policy requirements.

The proposed development at 12 Holthouse Road is capable of delivering high-quality digital connectivity in accordance with Policy JP-C2. The site benefits from local broadband infrastructure supporting full fibre services, and the development will be designed to connect to this network and enable future upgrades. As a result, the scheme supports sustainable digital connectivity consistent with local planning policy objectives.

Based on all the above we believe the scheme be acceptable in terms of the policies stated.