

Planning Statement

Land to the west of Smithy Bridge Road,
Littleborough

October 2022

Turley

Contents

Executive Summary	i
1. Introduction	5
2. Site and Surroundings	7
3. Relevant Background	11
4. Proposed Development	20
5. Relevant Planning Policy	25
6. Planning Appraisal	40
7. Planning Balance	74
Appendix 1: List of Application Documents	
Appendix 2: Key Facilities Plan	
Appendix 3: Summary of relevant Supplementary Planning Documents	
Appendix 4: Turley Analysis of Rochdale Council's March 2022 Strategic Housing Land Supply Assessment	
Appendix 5: Economic Benefits Infographic	

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Client

Taylor Wimpey UK Ltd

Our reference

TAYM3008

11 October 2022

Executive Summary

1. This Planning Statement has been prepared to assist Rochdale Borough Council (RBC) in its consideration of a full planning application for the residential development of land to the west of Smithy Bridge Road in Littleborough.

2. The application has been submitted on behalf of Taylor Wimpey UK Ltd and the Trustees of the Wood Trust and David Antony Buckley ('the Applicant'), for the following description of development:

"Full planning application for 199 dwellings and the first phase of a residential relief road, associated public open space, internal highways, car parking, gardens and landscaping with access to be taken from Smithy Bridge Road and pedestrian / cycle access from Brooklyn Avenue."

3. Taylor Wimpey UK Ltd is a major national housebuilder with an unparalleled record in the industry and a strong track record of delivering housing in Rochdale.
4. Taylor Wimpey is committed to the delivery of much needed family housing on the application site as part of its wider commitment to building in the Rochdale Borough. Subject to planning permission being granted, Taylor Wimpey would look to commence development as soon as any pre-commencement conditions have been discharged; indicating a potential start on site in July 2024, with the first homes being occupied by 2025. Based on this anticipated start date, and an average build rate of 45-50 dwellings per annum, the full quantity of dwellings could be delivered by the end of 2028, within a five-year period.
5. This Statement demonstrates that:
 - The application site is located adjacent to existing residential development in Smithy Bridge / Littleborough, within close proximity to services and facilities, including public transport – it is a highly sustainable location.
 - Supporting technical documents demonstrate that the application site is free from significant constraints and is not subject to, or especially sensitive, in terms of any built or natural designations.
 - The proposals are in accordance with the strategic objectives, spatial strategy, housing policies and technical, environmental and design policies of the adopted development plan that are relevant to the determination of the application.
 - Whilst conflict with the saved UDP policy which relates to the development of Protected Open Land (POL) has been identified, this policy should be given less weight in the planning balance as the equivalent policy in the more recent Core Strategy (Policy G5); with which the proposals comply.
 - Conflict with UDP Policy G/7 and the element of Core Strategy Policy G6 relating to the protection of allotments has also been identified due to the removal of a single allotment to facilitate the proposed development. As the removal of the

allotment will enable the delivery of significant benefits to the scheme as a whole, the policy conflict should be given limited weight in the planning balance. Taylor Wimpey is willing to discuss options for the provision of a replacement allotment, should this be considered necessary.

- In any case, a number of material considerations have been identified which clearly outweigh the limited conflict with the development plan, as follows:
 - Analysis undertaken by Turley demonstrates that RBC is unable to identify a deliverable supply of housing sites sufficient to meet its five-year requirement. The supply identified in the March 2022 Strategic Housing Land Availability Assessment (SHLAA) has been overstated and the local housing need (LHN) figure derived using the standard method should be used as the basis for the calculation as the Core Strategy housing requirement is now more than five years old. The National Planning Policy Framework (“the Framework”) is clear that, in such circumstances, housing applications should be determined in accordance with the ‘tilted balance’; i.e. planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole.
 - The proposals are entirely consistent with up-to-date national planning policy contained within the Framework and represent sustainable development when considered against the requirements of the Framework as a whole.
 - The application site is within the control of Taylor Wimpey; a major national housebuilder with a reputation for delivery of family housing. The delivery of the proposed development will make a significant contribution to the supply and delivery of the type of housing required in the north of the Borough.
 - The standard method for calculating local housing need and the emerging Places for Everyone (PfE) joint development plan document highlight the importance that the housing requirement identified in the Core Strategy is considered as a ‘minimum’ and not a ‘ceiling’ on development. In this context, it will be important to ensure that planning permission continues to be granted for sites that would contribute towards meeting identified needs and represent sustainable development (such as the application site).
 - RBC and GMCA have identified the application site as a draft housing allocation within PfE which is currently with the Secretary of State for examination. Although PfE has not yet been formally adopted, the identification and continued inclusion of the site within revisions of the document indicates recognition that it is suitable for development and within a sustainable location.
 - RBC has previously granted planning permission for residential development on sites within the immediate locality of the application site,

and elsewhere within the Borough, which are subject to the same principal policy designations as the application site (including POL and Greenspace Corridors). In granting such permissions, RBC has accepted that an element of policy conflict can be outweighed by material considerations, including the need to increase housing delivery across the Borough, and diversify the existing housing stock; particularly within the northern part of the Borough (where the application site is located).

- The delivery of the proposed development will provide a number of benefits locally, regionally and nationally, including:
 - Making a meaningful contribution towards increasing the rate of housing delivery in Rochdale through the commitment made by a national housebuilder with a strong track record of delivery.
 - Creation of a high-quality residential environment which respects the character of the area and is tailored to its location; creating a place where people will want to live.
 - Improvements in housing mix and choice – the proposed development will provide a mix of dwellings, offering a choice of type and size in response to the identified housing demand and market assessment for the borough, with an emphasis on improving the quality and quantity of aspirational family housing (including 3, 4 and 5 bed homes), which in turn supports and sustains the economy of the local area, including the associated positive benefit of higher Council Tax bandings.
 - The enhancement of retained landscape features, providing a high-quality setting for development and existing properties and creating an accessible ‘green corridor’ which will connect with the ‘River Roch Trail’ for the enjoyment and convenience of existing and future residents.
 - Delivering the first phase of a residential relief road connecting Smithy Bridge Road to Albert Royds Street, alleviating levels of traffic on the A58 to the north once the remaining phases of the relief road are completed by RBC.
 - Economic benefits – including support for direct and indirect jobs during the construction phase, an uplift in local retail and leisure expenditure and additional Council Tax revenue. £36.7 million will be invested in the construction of the proposed development.
 - Development in a sustainable and accessible location.

6. The proposals represent sustainable development which will make a positive difference, creating an appealing neighbourhood which respects its context and caters for identified needs. This is the type of development that Rochdale Borough should be aspiring to deliver and, by supporting its delivery through the grant of planning

permission, the Council will be supporting its own stated objectives, as expressed in the adopted development plan.

7. As RBC is unable to identify a five-year supply of deliverable housing land, the Framework dictates that housing applications should be approved unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of doing so; the 'tilted balance' applies.
8. The delivery of the proposed development will provide a number of benefits (as identified above) and no adverse impacts have been identified when the proposals have been appraised against the policies of the Framework as a whole. In the circumstances, planning permission should be granted without delay.

1. Introduction

- 1.1 This Planning Statement has been prepared by Turley on behalf of Taylor Wimpey UK Ltd and the Trustees of the Wood Trust and David Antony Buckley (“the Applicant”). It aims to assist Rochdale Borough Council (RBC) in its consideration of a full planning application for the residential development of land to the west of Smithy Bridge Road in Littleborough (“the application site”).

- 1.2 The description of development is as follows:

“Full planning application for 199 dwellings and, the first phase of a residential relief road, associated public open space, internal highways, car parking, gardens and landscaping with access to be taken from Smithy Bridge Road and pedestrian / cycle access from Brooklyn Avenue.”

- 1.3 This Planning Statement sets out the context for the development by providing a description of the site and its surroundings, details of the proposed development, and a review of the relevant planning history and policy framework. It also assesses the proposals against the identified policy framework and presents a clear case for the granting of planning permission.

Taylor Wimpey

- 1.4 Taylor Wimpey UK Ltd is a homebuilding company with approximately 130 years’ experience. They have an unparalleled record in the industry, a strong track record of delivery in Rochdale and aim to be the homebuilder of choice for their customers, employees, shareholders and for the communities within which they operate.
- 1.5 They provide expertise in land acquisition, home and community design, urban regeneration and the development of supporting infrastructure which improves their customers’ quality of life and adds value to their homes.
- 1.6 Taylor Wimpey’s core business is the development of homes for the open market, although they are strongly committed to the provision of low-cost social housing, predominantly through partnerships with Local Authorities and Registered Social Landlords, as well as a variety of Government bodies such as Homes England.
- 1.7 Taylor Wimpey combines the strengths of a national developer with the focus of small local business units. This creates a unique framework of local and national knowledge, supported by the financial strength and highest standards of corporate governance of a major PLC.
- 1.8 Taylor Wimpey has a strong track record of delivering high-quality family housing across the North West, including the following within Rochdale Borough:

- **Pennine Gate, Broad Lane, Rochdale (Phase 1 and 2):**
 - A scheme of 164 no. three and four-bedroom homes on the south eastern edge of Rochdale across two development phases. Completed in October 2020.
- **East Hollinsfield, West Hollinsfield and Mulberry Lane, Middleton:**
 - Planning permission for a total of 510 no. dwellings within the ‘Hollin Lane Masterplan Area’ has been granted by RBC; 420 of those dwellings are to be delivered by Taylor Wimpey.
 - Construction commenced on the East Hollinsfield site in October 2018, and Phase 1 was completed in 2021. Phase 2 of East Hollinsfield is due to commence in Autumn 2022. Construction on West Hollinsfield commenced in June 2021. Mulberry Lane construction is due for completion in 2022.

1.9 Taylor Wimpey is committed to the delivery of much needed family housing on the application site as part of its wider commitment to building in Rochdale Borough and seeks the support of the Local Planning Authority to facilitate delivery, through the positive determination of this planning application.

Accompanying Documents

1.10 The application is accompanied by a full suite of detailed application drawings and technical supporting documentation, as listed at **Appendix 1**.

Structure

1.11 The remainder of this Planning Statement is structured as follows:

- Section 2 describes the site and its surroundings
- Section 3 addresses the relevant background to the proposals
- Section 4 sets out details of the proposed development
- Section 5 provides a brief outline of relevant planning policies
- Section 6 appraises the proposed development against relevant planning policies
- Section 7 presents the planning balance, and
- Section 8 provides an overall summary of the Planning Statement and conclusions.

2. Site and Surroundings

Application Site

- 2.1 The application site is located on the southern edge of the Smallbridge / Littleborough urban area within the jurisdiction of Rochdale Borough Council (RBC), approximately 4km to the north east of Rochdale Town Centre.
- 2.2 The site is located to the south of the A58 (Halifax Road), a main arterial route which provides connections towards Leeds (in the east) and Rochdale (in the west).
- 2.3 **Figure 2.1** identifies the broad location of the site in relation to the surrounding built up area.

Figure 2.1: Site Location



(Source: Google Earth)

- 2.4 The application site extends to approximately 14.2 hectares of agricultural grassland of moderate / poor quality¹.
- 2.5 The site is surrounded by existing residential development to the north and west of the site. The eastern boundary comprises Smithy Bridge Road, which connects the A58 to the north with Lake Bank in the south, with onward connections to Milnrow and Junction 21 of the M62.
- 2.6 The boundaries of the site are defined by hedgerows and stone walls in some areas, whilst rear garden fences and some isolated trees are located along the northern and

¹ Agricultural Land Classification and Soil Resources (Reading Agricultural Consultants, February 2018)

part of the southern boundary. The southern boundary of the site is mainly defined by the River Roch.

- 2.7 The application site is shown in the context of its immediate surroundings at **Figure 2.2**.

Figure 2.2: Application Site and Immediate Surroundings



(Source: Google Earth)

- 2.8 The topography of the site slopes gently down towards the River Roch, with the change in levels becoming more pronounced towards the southern boundary where the site banks steeply down into the River Roch Valley. Levels across the site fall from 155m above Ordnance Datum (AOD) in the north-west to approximately 130m AOD along the river.
- 2.9 Allotments are located to the north of the site, predominantly outside of the site boundary accessed via Brooklyn Avenue to the north east. A small proportion of the allotments are within the redline boundary and this parcel of land will, therefore, be developed.
- 2.10 A Public Right of Way (PROW)² crosses the site. It enters the site in the south western corner before making its way northwards towards and connects to Wuerdle Farm Way. It then retreats southeast and exits the site onto Smithy Bridge Road.
- 2.11 A very small area of the site along the southern boundary lies within Flood Zones 2 and 3 due to its proximity to the River Roch. The remainder (and vast majority) of the site is within Flood Zone 1, and therefore, is not at risk of flooding from rivers or the sea.

² Reference WAR FP6/FP8

Surroundings

- 2.12 The wider area is residential in character, especially to the north and west, with low rise dwellings in a medium density development pattern. To the south of the site, beyond the River Roch, lies a combination of farm buildings, other residential development, and a small element of commercial uses.
- 2.13 The site is close to a wide range of facilities and services including a number of schools (both primary and secondary), hospitals and medical centres, a library, convenience stores and post offices, restaurants, cafes and public houses and a petrol station.
- 2.14 Further services, including supermarkets, shops, a doctor's surgery, pharmacy, and medical centre can be found a short distance from the site (circa 2km) in the nearby town of Littleborough. Smithy Bridge, a short distance to the south-east also contains several shops and facilities.
- 2.15 The key facilities plan at **Appendix 2** shows the site in its surrounding context and draws out some of the facilities in close proximity.

Accessibility

- 2.16 The site is well located for both cycling and walking, with an existing cycle lane located along Smithy Bridge Road providing connections to National Route 66. This connects to Manchester in the south and Leeds in the north.
- 2.17 As mentioned earlier in this statement, a PROW crosses the site and this is proposed for diversion through this planning application. The diverted route will remain accessible to new and existing residents and provide access through the application site; connecting the existing urban area to the north with the river corridor to the south.
- 2.18 Bus services run along Smithy Bridge Road and the A58, with bus stops located on both roads. The stops on the A58 are served by a number of routes: 457, 590 and the X58. These services offer connections to various areas such as Rochdale, Littleborough, Todmorden, Halifax, Hebden Bridge and central Manchester. The stops on Smithy Bridge Road are served by routes 458 and R5 offering services between Rochdale and Littleborough. All bus stops referenced above are within 400m of the site and, therefore, easily accessible on foot.
- 2.19 Smithy Bridge Railway Station is located c. 700 metres to the south-east of the centre of the application site and can be accessed by direct connections from the site and existing footways along Smithy Bridge Road. The enhanced pedestrian / cycling facilities proposed through the site will also make walking and cycling to the station more attractive for existing residents to the north and west of the site. The station provides access to frequent rail services connecting Smithy Bridge to a number of locations including Rochdale, Manchester, Leeds and Blackburn. Good access to the wider public transport network, notably the Metrolink and national rail services, which provide access to jobs and services across Greater Manchester and the rest of the country, is therefore available.

- 2.20 In summary, the site is very well served by the existing and proposed sustainable transport provision. It is located within close proximity to a number of key facilities and services, which are accessible via a number of sustainable non-car modes including walking and cycling. The existing public transport provides a wide range of connections to key locations such as Rochdale, Manchester and Leeds and is of high frequency.

Summary

- 2.21 The site is located in Rochdale Borough within a popular, semi-urban, sustainable location. The site has excellent accessibility to surrounding facilities and services by non-car modes of transport.
- 2.22 The application site is located within a sustainable location and is very well served by sustainable transport provision, including public transport (bus and rail), foot and cycle.

3. Relevant Background

- 3.1 There are a number of matters which provide useful context and understanding to the proposed development. These are set out below.

Planning History

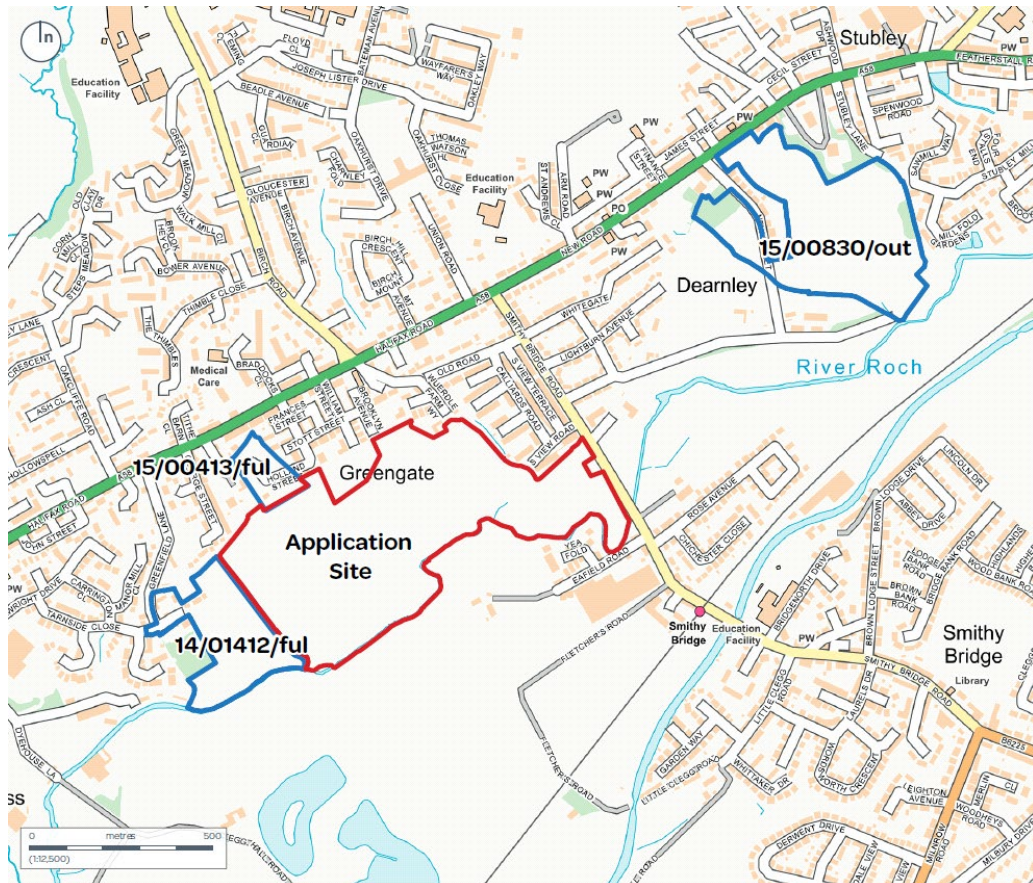
Application Site

- 3.2 An application for the “*Construction of 200 dwellings with associated public open space and landscaping*” on the application site was submitted by Taylor Wimpey in August 2019 (LPA ref. 19/0081/FUL). This application is currently awaiting determination and will be withdrawn following the submission and validation of this application.
- 3.3 The Greater Manchester Combined Authority (GMCA), with input from RBC, identified the site as a suitable location for new housing development in the draft Greater Manchester Spatial Framework (GMSF) which was published for consultation in October 2016 (site ref. OA16).
- 3.4 The proposed housing allocation was carried forward into the Revised Draft version of the GMSF which was published for consultation in January 2019 (Policy GM Allocation 28). The draft allocation related to the delivery of around 210 dwellings on the northern part of the site to be accessed primarily from Smithy Bridge Road.
- 3.5 Taylor Wimpey made representations to the Draft GMSF in January 2017 and the Revised Draft GMSF in March 2019, supporting the draft allocation and commenting on the detailed wording of associated policies.
- 3.6 Following the decision of Stockport Council not to proceed as part of the joint development plan document at its Cabinet meeting on 4 December 2020, the Council pulled out of the GMSF process. The remaining nine Greater Manchester authorities considered that the rationale for preparing a joint development plan document remained, and on 11 December 2020 agreed to continue to produce a joint development plan document.
- 3.7 The joint development plan document was renamed Places for Everyone (PfE) and a version, which was substantially the same as the previous draft of the GMSF, was published for consultation in August / September 2021. The Publication version PfE was then submitted to the Secretary of the State for examination on 14 February 2022.
- 3.8 The application site (referred to within PfE as ‘Roch Valley’) has been included as a draft allocation since the first draft of GMSF in 2016 and has continued to be proposed for allocation for housing in all subsequent drafts of the GMSF and PfE.
- 3.9 Taylor Wimpey has also promoted the site through RBC’s ‘Call for Sites’ exercise in August 2017 and submitted representations to the Regulation 18 Consultation on the emerging Rochdale Allocations DPD in November 2018.
- 3.10 Further consideration of the emerging policy context is provided in Section 5 of this Planning Statement.

Surroundings

- 3.11 There are a number of relevant developments either completed or under construction in the vicinity of the application site. The location of these developments is shown on the plan at **Figure 3.1** and described below.

Figure 3.1: Relevant Surrounding Developments



- 3.12 All three of these development sites are subject to the same principal local plan designations as the application site, including being located within a greenspace corridor and identified as Protected Open Land. However, in all three cases, RBC came to the view that the principle of development was acceptable in the context of the Borough's housing supply challenges and the delivery of higher value, family housing within the north of the Borough. This is explored further in Section 6 of this statement.

Land at New Road, Littleborough

- 3.13 Outline planning permission for the development of up to 110 dwellings on land at New Road, Littleborough was approved by RBC on 30 March 2017 (LPA ref. 15/00830/OUT). The site is located approximately 500m to the east of the Smithy Bridge Road site.
- 3.14 In considering the principle of residential development on the site in December 2016, officers concluded that³:

³ Officers' Report to Planning & Highways Committee on 5 December 2016

- The borough will face an ongoing and challenging pressure in terms of the delivery of the net supply of housing.
 - Whilst a five-year supply can at present be demonstrated, the Council must ensure there is no ongoing deficit in supply. Taking this into account, there is a need for the proposed development; the principle of which would therefore comply with Policy G5 (relating to Protected Open Land).
 - It is acknowledged that the Core Strategy seeks to focus development in the south of the borough. However, it also acknowledges the need to deliver additional housing in the north of the borough that is of an overall scale and density that reflects the accessibility and character of this area.
 - On balance the adverse impact to landscape and visual amenity is not unacceptable and is outweighed by the benefits of the scheme in terms of housing provision within the township and the borough.
- 3.15 An application for the approval of the Reserved Matters for the first phase of development on the site (53 dwellings) was submitted by Russell Homes in December 2017 and approved by RBC on 4 September 2018 (LPA ref. 17/01458/REM).
- 3.16 Subsequently, two full planning permissions for revised proposals on the site have been approved in November 2019 and January 2021⁴. It is the most recent (January 2021) permission that is currently being built out on the site.

Land off Tarnside Close

- 3.17 Prospect Homes obtained full planning permission for the development of 50 dwellings on land off Tarnside Close, immediately west of the Smithy Bridge Road site, on 23 November 2015 (LPA ref. 14/01412/FUL).
- 3.18 In considering the principle of residential development on the site in October 2016, officers concluded that⁵:
- The site is located close to the A58 Halifax Road, where there are high frequency bus routes to reach jobs, shops and other services. There would be reasonably easy walking access from the site to reach other important services such as shops and schools. The site is surrounded by existing housing on two sides and the provision of the necessary infrastructure to serve the site (roads, sewers, water and power supplies etc) could be easily provided from the adjacent roads, without any significant or undue harm to the environment. The proposed development is therefore considered to be within a sustainable and accessible location.
 - Consistent undersupply against the housing target in the Core Strategy, particularly in the early years of the plan period, would further exacerbate the undersupply of housing in the Borough and would prejudice the delivery of the

⁴ LPA ref. 19/00262/FUL and 20/00607/FUL

⁵ Officers' Report to Planning and Highways Committee on 15 October 2016

Core Strategy in the plan period. It would also be contrary to the Framework's requirement to boost significantly the supply of housing.

- The number of dwellings proposed would make a significant and valuable contribution towards the supply of housing within the Borough; significant weight is afforded to the benefits of the proposal in respect of its contribution to the supply of housing in the Borough.
- The loss of the site for the development, given the substantial buffer of open space between the edge of the development and the river's edge, would not cause over-riding harm to the character, function and quality of the greenspace corridor.

3.19 The permission was subsequently amended through two Section 96a applications in December 2016 (LPA ref. 16/00423/ANM and 16/01366/ANM) and development on the site has been completed.

Land at Holland Street

3.20 Full planning permission for the development of 10 dwellings on land at Holland Street, immediately north of the Smithy Bridge Road site, was approved by RBC on 28 July 2015 (LPA ref. 15/00413/FUL).

3.21 In considering the principle of residential development on the site in July 2015, officers concluded that⁶:

- The site is located adjacent to an existing residential area and the urban area of Wardle immediately to the north of the site. The site is located close to the A58 Halifax Road, where there are high frequency bus routes to reach jobs, shops and other services. There would be reasonably easy walking access from the site to reach other important services such as shops and schools. The site is surrounded by existing housing on three sides and the provision of the necessary infrastructure to serve the site, (roads, sewers, water and power supplies etc), could be easily provided from the adjacent roads, without any significant or undue harm to the environment. The proposed development is therefore considered to be within a sustainable and accessible location.
- Given the Government's desire to provide a more flexible supply of housing land; the site's location within a sustainable location, with access to surrounding education, retail, leisure, community infrastructure and open space; that the development would make a small but valuable contribution to the supply of housing in the borough in accordance with the objectives of the Framework; and would directly respond to housing needs in the local area, it is considered that the principle and form of proposed residential development would be acceptable and would comply with the Framework.
- The application site comprises part of the greenspace corridor that runs to the south of the urban areas of Littleborough and Wardle to Rochdale in the west. With regard to the policy criteria, it is noted that the proposal would effectively

⁶ Officers' Report to Planning and Highways Committee on 27 July 2015

represent the ‘rounding off’ of the existing built development at this point on the urban edge and would not lead to an unacceptable narrowing or a division of the corridor.

- 3.22 A number of Section 96a applications have been approved and several conditions have been discharged relating to the approved development, which has been completed.

Other Residential Development

- 3.23 More recently, planning permission was granted for residential development comprising 23 no. dwellings and associated infrastructure on land south of Langley Lane and west of Silver Birch Stables in Middleton (LPA ref. 18/00869/FUL). The site lies within an area of Protected Open Land and within a designated Greenspace Corridor; like the Smithy Bridge Road site.

- 3.24 In considering the principle of residential development on the site in June 2022, officers concluded that⁷:
- The Council is actively trying to increase the number of higher value homes. It is considered that the site is capable of delivering such housing and ‘urban’ brownfield and greenfield sites are not available to meet those needs.
 - The location of the site means that it can be connected to the urban area in a way which promotes active travel, particularly from the adjacent Langley estate. These links also help to connect into existing public transport routes which means that the new housing can be accessed by transport modes other than car.
 - Given the existing character of the site and the forthcoming adjacent development, it is not considered that the development of this site would have a particularly significant detrimental impact on the Greenspace Corridor in this location.
 - The application is supplemented by supporting documents which demonstrate that the application site is physically suitable for the scale and type of development proposed.
 - The proposals are considered to be highly deliverable in the short term, providing higher value housing for which there is an identified need.

Pre-Application Consultation

- 3.25 Taylor Wimpey is committed to ensuring that local people have the opportunity to learn about and shape their development proposals and as such has undertaken a variety of pre-application consultation with residents of Smithy Bridge and Littleborough, as summarised below.

⁷ Officers’ Report to Planning and Licensing Committee on 30 June 2022

3.26 Pre-application consultation with local residents and key stakeholders was undertaken prior to submission of the previous planning application on the site (LPA ref. 19/0081/FUL). This included:

- Submission of a formal pre-application advice request to RBC on 11 January 2018 which included a series of meetings to discuss principle of development; design and layout; access and highways; potential S106 contributions; the approach to community consultation; and the scope of the planning application.
- Engagement with identified stakeholders – Wardle and West Littleborough Ward Councillors; Littleborough Lakeside Ward Councillors; Tenants of Brooklyn Avenue allotments. A stakeholder briefing session was held before the public exhibition in May 2018. A separate meeting was held in July 2018 and then again in December 2018 with Wardle and West Littleborough Ward Councillors to discuss progress and responses to feedback received.
- Public consultation event / exhibition in May 2018 attracting approximately 165 local residents and stakeholders. Leaflets publicising the event were distributed to c. 1,500 residential and business premises close to the application site.
- A dedicated consultation website was set up to provide information regarding the proposed development, details of the exhibition and a copy of the feedback form.
- A separate meeting on 13 June 2018 took place with residents of South View Road following a request made at the public exhibition.
- Circulation of a newsletter following the public consultation event outlining the changes that had been made to the scheme as a result of the feedback received.
- Presentation to the Places Matter Design Review Panel in August 2018 and again in January 2019.

3.27 It is clear that Taylor Wimpey has undertaken a number of rounds of consultation on the proposed development since January 2018, as the scheme has evolved. The pre-application consultation that has undertaken on the revised scheme (i.e. the current application) is outlined below. Further detail is provided within the accompanying Statement of Community Engagement.

Public Consultation

3.28 Taylor Wimpey has undertaken pre-application consultation with local residents and stakeholders. The focus of the consultation exercise has been to encourage comments and suggestions on the emerging proposals and any other issues which respondents considered should be taken into account when finalising the proposals.

3.29 A Statement of Community Engagement is submitted alongside the planning application and details the engagement which has been undertaken with the local community.

- 3.30 The approach to engaging with the local community was digitally led. The consultation was focussed on the distribution of a leaflet, a website, a live webinar and a Q&A session.
- 3.31 On the 16 May 2022, a leaflet was distributed to neighbouring address in Littleborough, approximately 885 homes. The leaflet provided a summary of the proposals and directed residents to the project website in order to find out more, register to attend the webinar and provide their feedback. A Freephone telephone number was also included for those unable to access the internet.
- 3.32 A dedicated project page was held on Taylor Wimpey's website (www.taylorwimpey.co.uk/new-homes/rochdale/smithy-bridge) which included details of the proposals, the webinar and illustrative plans – along with contact methods for the consultation project team, which included an email address, Freephone consultation number and the ability to register for email updates.
- 3.33 The website was updated following the webinar to include an FAQs section and to respond to questions asked during the consultation process. Emails were issued to key stakeholders, along with those who had registered for the webinar and registered for website updates when any additional detail was added to the website.
- 3.34 A live webinar and Q&A session was held on Tuesday 24 May 2022 between 6pm-7pm. The webinar included a presentation to take attendees through the details of the proposals, along with a live Q&A session where members of the technical team responded to questions. In total, 60 questions were asked during the webinar.
- 3.35 43 individual accounts joined the event. There was likely a number of people from a household sharing a screen to view the webinar. A recording of the webinar was added to the project website following the event for those that were unable to attend.
- 3.36 Following the consultation, the applicant received 152 forms of feedback. Key themes of this feedback included affordable housing, green space, housing, the residential relief road and land ownership.

Places Matter Design Review

- 3.37 During preparation of the planning application, the proposals were presented to Places Matter Design Review Panel on 29 March 2022. The Panel's written comments were received on 6 April 2022, outlining some suggested amendments to the scheme. These included:
- Each character area should be more distinctive.
 - Consideration is needed to resolve the issues of servicing and waste collection.
 - Seek to provide a wider and safer pedestrian route alongside the north of the residential relief road.
- 3.38 These comments have been taken into account as demonstrated through the submitted planning application documents and drawings.

- 3.39 The applicant welcomed the opportunity to present their ideas to the Design Review Panel and feels the comments received have allowed key areas of the proposed development to progress positively.

Ward Councillors and Littleborough Civic Trust

- 3.40 Prior to contacting local residents, the applicant identified a number of key stakeholders and introduced them to the scheme via email. The identified stakeholders are as follows:

- Wardle Shore and West Littleborough ward councillors
- Littleborough Lakeside ward councillors
- Smallbridge and Firgrove ward councillors, and
- Littleborough Civic Trust.

- 3.41 Wardle Shore and West Littleborough ward councillors met with Taylor Wimpey and members of the project team for a briefing on the scheme and a Q&A session on 29 June 2022. Councillors had a number of questions about the design of the scheme, highways and pedestrian and cycle access.

- 3.42 The applicant also met with Smallbridge and Firgrove ward councillor John Blundell, in his role as Cabinet member, and planning officers on 16 March 2022 to discuss the scheme design, highways and economic benefits.

- 3.43 A meeting with the Littleborough Civic Trust took place on 4 July 2022, where Trust members received a briefing from members of the project team. A positive discussion was held, and the Trust asked a number of very detailed questions about the scheme design, highways, flood plain impact and site access.

Local Planning Authority

- 3.44 A formal request for pre-application advice was submitted on behalf of Taylor Wimpey in Spring 2021, and a series of meetings have been held with RBC officers as part of a collaborative pre-application process. The principal areas of discussion during these meetings have included:

- Planning
- Highways
- Drainage
- Design and landscape, and
- Biodiversity Net Gain.

- 3.45 The pre-application advice received throughout has informed the finalisation of the development proposals and the final application submission.

- 3.46 A full summary of the activities undertaken as part of the consultation, analysis of the feedback received and explanation of how the proposal has evolved in response to comments made, is included in the Statement of Community Engagement and Design and Access Statement submitted as part of the planning application.



- 4.5 Vehicular access to the site will be taken from the east of the development, directly on to Smithy Bridge Road. The eastern / first phase of a residential relief road is proposed which will run from east to west across the centre of the site. The road is proposed to comprise of a 6.5m width carriageway with 2m footways either side and a 3m bi-directional cycleway to the south. Two Dutch crossing points are provided along the road which comprise a raised table with formal pedestrian and cycle crossings.
- 4.6 It is understood that RBC will bring forward the remaining phases of a residential relief road which will eventually connect Smithy Bridge Road with Albert Royds Street.
- 4.7 This road will also provide access to the network of internal residential roads which serve the development.
- 4.8 Pedestrian / cycle access is to be provided to the north of the site, via Brooklyn Avenue in order to enhance permeability through the site. The existing Public Right of Way (PROW) will be diverted to run alongside the LEAP and connect back into the existing PROW.
- 4.9 The layout and design of buildings aims to complement the existing area and create a development that is sympathetic with the local character. The development seeks to create a safe and legible layout, provide an appropriate range, form and density of housing to help meet local needs, provide areas of multifunctional greenspace, protect existing residential amenity and provide for safe non-car movement.
- 4.10 Dwellings are set back from the Smithy Bridge Road frontage behind an area of open space and extended entrance road in order to create an attractive landscaped entrance into the development and to integrate the new properties into the existing landscape.
- 4.11 The residential properties within the site are arranged into three distinct character areas. These character areas, in addition to their appearance, are distinguished by the layout – pedestrian/cycle paths cut through the development providing a visual break between houses.
- 4.12 Many of the properties face inwards in order to create natural surveillance of public spaces and a sense of community. The properties immediately accessed from the residential relief road will face toward the significant area of open space to the south of the relief road to provide natural surveillance and to maximise the opportunity for views across the wider landscape and river valley.

Housing Mix

- 4.13 The proposed development comprises the construction of 199 dwellings, consisting of a mix of detached and semi-detached properties. The dwellings will be a mix of 2 and 2.5 storeys in height and will include a range of roof types and pitches, creating variance and interest in ridge height which will add to the overall quality of the street scene.

- 4.14 The type of housing proposed is comparable to existing and proposed housing within the area, including the aforementioned developments in the local area. The proposed development will therefore be of a comparable scale, character and massing to the surrounding local area, albeit with a particular focus on larger family homes in order to respond to the particular need for such within the Borough.
- 4.15 Each home has been designed to be compliant with the Nationally Described Space Standards.
- 4.16 The proposed housing mix is summarised at **Table 4.1**.

Table 4.1: Housing Mix

Housetype	Dwelling Type	No. of Bedrooms	No. Proposed
Beaford	Semi-Detached	2	8
Eynsford	Semi-Detached	3	30
Harrton	Semi-Detached	3	30
Tetford	Detached	3	19
Aynsedale	Detached	3	19
Byrneham	Detached	3	14
Colford	Detached	4	23
Hubham	Detached	4	23
Rightford	Detached	4	21
Aireton	Detached	5	12
Total	-	-	199

Appearance

- 4.17 A range of different house types have been carefully selected from a wider palette to create a development which is visually interesting and modern, yet coherent with the surrounding area. The use of different materials will create visual interest and add variety to the streetscene.
- 4.18 The development will utilise character areas in order to create a logical change in character throughout the development. The character areas will facilitate the integration of the development into the local area, as well as providing the development with a bespoke feel.
- 4.19 The development utilises a range of materials, specifically across the aforementioned the character areas. Character area A will predominantly utilise Weinberger Dorton Manor Stock, Character area B will use Forterra Farmstead Antique and Character area C will use Weinberger Durham Claret Stock. Standard brick and stone (Marshall's Cromwell Walling in "Buff") are dotted throughout the proposed development in order

to provide a visual link. These materials have been chosen to complement the existing palette of the local urban form.

- 4.20 The proposed development will comprise 2-2.5 storey properties. This will allow the development to seamlessly blend into the local character.

Landscaping

- 4.21 The existing topographical features of the site help to create a unique scheme that is responsive to the site's characteristics. The proposed development will utilise native species of tree and foliage throughout the site. Landscape features include a tree-lined avenue along the proposed access road which will create an attractive entrance and facilitate a strong sense of arrival.
- 4.22 The development features a large pond to the south of the access road which, along with planting and the retained wet area, will include a variety of habitats in order to improve biodiversity such as wetland meadows.
- 4.23 The proposed development includes a western green corridor and an eastern green corridor. Both corridors will include a meandering hard surfaced path which will form connections throughout the site. Adjacent to the path, there will be areas of wildflower meadows with scattered trees, bulbs and ornamental planting placed at strategic locations to create an attractive environment.
- 4.24 The accompanying landscaping scheme demonstrates that high-quality landscaping will be provided across the site. The planning application is accompanied by detailed boundary and hard and soft landscaping plans which illustrate the landscaping which will be provided as part of the proposed development.
- 4.25 The proposed development features 1.24 ha of public open space within two main 'green wedges' in between the residential parcels. The eastern green wedge includes a Locally Equipped Area for Play (LEAP). An additional 4.91 ha of open space is proposed to the south of the access road which will be accessible via footpaths from the road. The existing Public Right of Way will be diverted to run alongside the LEAP and connect back into the existing PROW.

Access and Parking

- 4.26 The main vehicular, pedestrian and cycle access to the site will be provided from Smithy Bridge Road, via a simple priority T-junction, to the east of the site. The access road comprises the first phase of a residential relief road, whilst also providing connections to the internal estate roads which serve the new homes. The access road is proposed to comprise of a 6.5m width carriageway with 2m footways either side and a 3m bi-directional cycleway to the south. Two Dutch crossing points are provided along the road which comprise a raised table with formal pedestrian and cycle crossings to encourage permeability and legibility across the site.
- 4.27 It is understood that RBC will bring forward the remaining phases of a residential relief road which will eventually connect Smithy Bridge Road with Albert Royds Street.

- 4.28 The nature of the access from Smithy Bridge Road allows for an attractive entrance feature to be created. This is formed of a boulevard-style approach to the development, with open space flanking both sides of the access road.
- 4.29 Pedestrian and cycle access will also be provided to Brooklyn Avenue, facilitating sustainable access to the wider area and encouraging the use of more sustainable modes of transport throughout the site.
- 4.30 Each dwelling is provided with at least two car parking spaces in accordance with the Council's adopted standards.
- 4.31 To promote the use of sustainable modes of transport, each dwelling will also be provided with an electric vehicle charging point.

Conclusion

- 4.32 The application documents demonstrate how the significant, detailed analysis of the site and surroundings, extensive pre-application consultation and technical assessments that have been undertaken have informed the proposed development.
- 4.33 A high-quality residential development is proposed, tailored to its context, respecting the latest in good design principles, adhering to local policy and with a significant proportion of the site dedicated to accessible green space.

5. Relevant Planning Policy

Introduction

- 5.1 In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, this application should be determined in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 5.2 Within this section of the Statement, we identify the relevant policy context and the decision-making framework that applies in determining the application. In so doing we explain the approach to, and structure, of the analysis undertaken in subsequent sections.

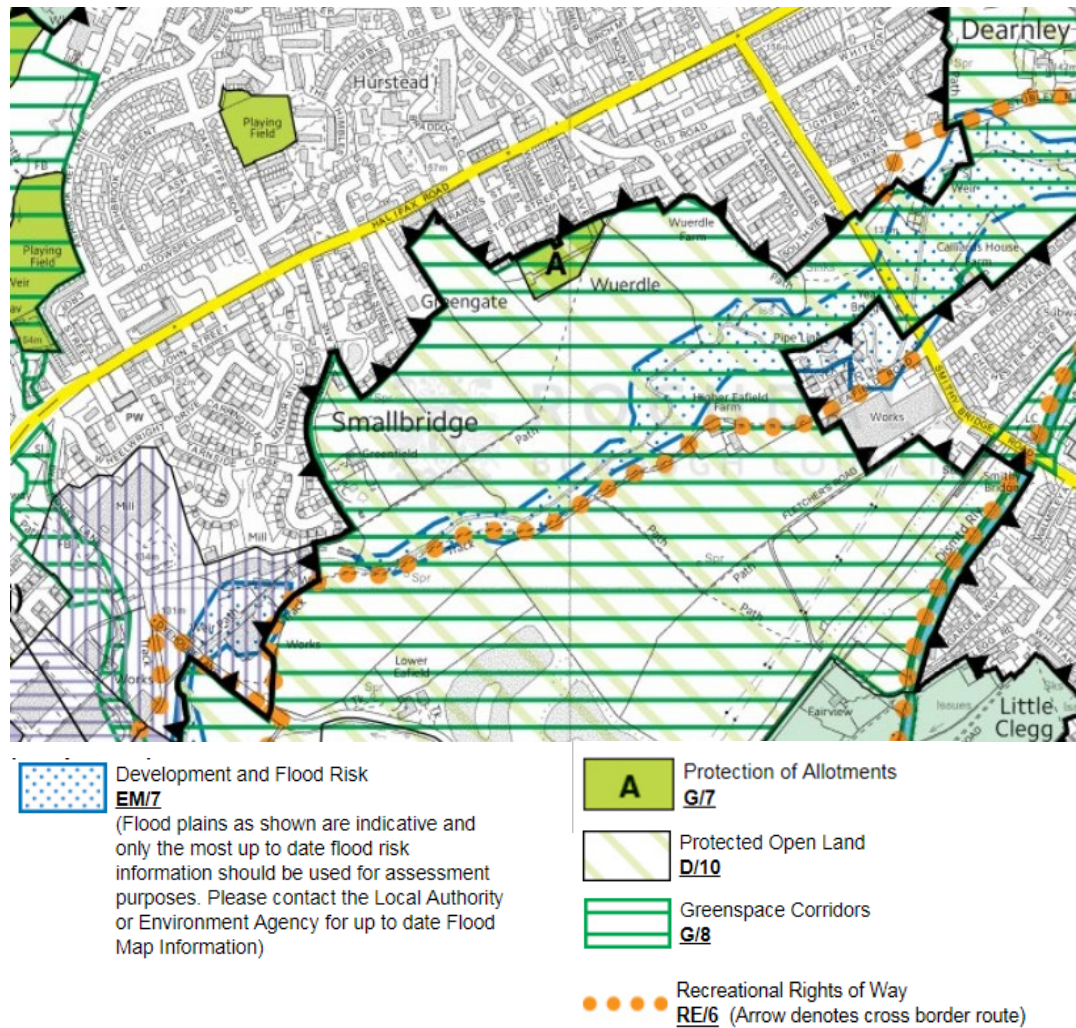
A. The Development Plan

- 5.3 The adopted Development Plan comprises:
- Rochdale Core Strategy ('CS') (adopted October 2016)
 - Saved Policies of the Rochdale Unitary Development Plan ('UDP') (adopted June 2006)
 - Greater Manchester Minerals Plan (GMMP) (adopted March 2013)
 - Greater Manchester Waste Plan (GMWP) (adopted April 2012)

i) Land Use Designations

- 5.4 The application site is not designated for any particular land use, although there are a number of policy designations which apply to all, or part of, the application site. These policy designations are shown on the Proposals Map extract at **Figure 5.1**.
- 5.5 Those designations which apply to the entirety of the application site comprise:
- Protected Open Land
 - Greenspace Corridor
 - Mineral Safeguarding Area
- 5.6 In addition to the above, the following designations apply to part(s) of the application site:
- Development and Flood Risk
 - Recreational Rights of Way
 - Protection of Allotments
- 5.7 Relevant policies relating to each of these designations are summarised in turn below.

Figure 5.1: Extract of Rochdale UDP Proposals Map



Protected Open Land

- 5.8 All land within the Rochdale Borough that is located between the existing urban area and the Green Belt is identified as Protected Open Land (POL) on the UDP Proposals Map. The Core Strategy confirms that not all areas of POL in the Borough provide a vital green infrastructure resource (e.g. for biodiversity, recreation, flood management, minerals, farming etc) and some, therefore, provide a potential resource and flexibility to meet future development needs which cannot be met within the urban areas or on previously developed land⁸.
- 5.9 The application site is located within a swathe of Protected Open Land which extends from the southern edge of Smallbridge / Littleborough to the Green Belt boundary which broadly follows the River Roch.
- 5.10 Collectively, Core Strategy Policy G5 and saved UDP Policy D/10 provide the policy context for considering proposals which involve development on Protected Open Land until such time as the emerging Allocations Plan is adopted⁹. Neither policy explicitly

⁸ Paragraph 10.25, Rochdale Core Strategy (October 2016)

⁹ Appendix 3, Rochdale Core Strategy (October 2016)

prevents the development of POL; however they do set out a number of criteria that must be met.

5.11 In particular, CS Policy G5 states that POL will not be released for development unless all of the following apply:

- (a) There is evidence that the development is needed and that 'urban' brownfield and greenfield sites are not available to meet those needs.
- (b) The location of the site is sustainable and is in accordance with the overall Spatial Strategy.
- (c) The development does not undermine the delivery of other currently allocated sites or key regeneration priorities and can help to deliver wider regeneration.
- (d) Development could be accommodated without an unacceptable impact on the area's landscape, biodiversity or wider green infrastructure value.
- (e) There is evidence that the land is physically suitable for the scale and type of development proposed, and
- (f) The development and supporting infrastructure is capable of being delivered.

5.12 The 'saved' UDP policy relating to POL (Policy D/10) states that development proposals on POL will be permitted where they fall within one or more of the following categories:

- (a) Development which would be acceptable were it in the Green Belt; or
- (b) Limited infilling within an established pocket of housing or industry where this is in scale with the area and will not adversely affect its character or surroundings; or
- (c) A limited extension to an existing building which:
 - (i) Forms part of an existing source of employment; or
 - (ii) Is necessary for the establishment of a new enterprise or business which satisfies other policies of the Plan; and
 - (iii) Is sited within the existing curtilage of the business concerned and will not adversely affect the character of the surrounding land and its openness.

5.13 Where new buildings are proposed, they should form a group with existing buildings or, where this is not possible, should be well screened and unobtrusive. A high standard of design is advocated, using materials compatible with the landscape and which does not detract from the amenity and environment of adjacent Green Belt.

Greenspace Corridors

5.14 The Core Strategy seeks to sustain and enhance a green network to support growth and regeneration in the borough and provide a high-quality environment that meets

the needs of the community and visitors to the borough. Development is expected to not sever or impede the key functions of designated Greenspace Corridors or river valleys, or detract from their natural, visual or recreational quality, but enhance their value and accessibility¹⁰.

- 5.15 The UDP states that development within identified Greenspace Corridors will be permitted where it enhances the value of the Corridor, promotes high quality design, does not adversely disturb local residents and assists in realising potential for recreation and nature conservation¹¹.
- 5.16 New development within or adjacent to the Greenspace Corridors should promote a high-quality design and seek to retain or re-establish a 'countryside' character and contribute to nature conservation interest through the detailed design and landscaping of the proposals¹².

Mineral Safeguarding Area

- 5.17 The application site is located within an area of search / Mineral Safeguarding Area (MSA) for brick clay, coal and sandstone, as shown on the Rochdale map which accompanies the Greater Manchester Minerals Plan.
- 5.18 Relevant policy¹³ states that all non-mineral development proposals within the Mineral Safeguarding Areas should extract any viable mineral resources present in advance of construction. Proposals that do not allow for the prior extraction of minerals will only be permitted where:
- (a) The need for the development outweighs the need to extract the mineral; or
 - (b) It can be clearly demonstrated that it is not environmentally acceptable or economically viable to extract the mineral prior to non-mineral development taking place; or
 - (c) It can be clearly demonstrated that the mineral is either not present or of no economic value or too deep to extract in relation to the proposed development; or
 - (d) The development is limited or temporary and would not prevent minerals extraction taking place in the future.

Development and Flood Risk

- 5.19 The southernmost part of the site is identified as being at risk from flooding. Within such areas, the UDP seeks to restrict development unless an appropriate Flood Risk Assessment has been carried out and a number of criteria are met to eliminate the risk of flooding¹⁴.

¹⁰ Policy G6, Rochdale Core Strategy (October 2016)

¹¹ Policy G/8, Rochdale Unitary Development (June 2006)

¹² Policy G/8(B), Rochdale Unitary Development (June 2006)

¹³ Policy 8, Greater Manchester Minerals Plan (April 2013)

¹⁴ Policy EM/7, Rochdale Unitary Development (June 2006)

Allotments

- 5.20 An area within and adjacent to the northernmost part of the site is identified on the Proposals Map as allotments.
- 5.21 Within such areas, the Council will seek to protect allotment sites from development, unless alternative provision is made of at least equivalent standard. Where new sites are to be provided, a high standard of external appearance, modern facilities and good access is required¹⁵.
- 5.22 The Core Strategy also reiterates the policy protection for existing allotments¹⁶.

Recreational Rights of Way

- 5.23 The route of The Rochdale Way, along the southern edge of the application site, is identified on the UDP Proposals Map as a 'Recreational Rights of Way'.
- 5.24 The UDP confirms that the Council will protect, develop and improve these routes, and support schemes which facilitate the greater use of these routes by cyclists, horse riders and those with impaired mobility. Where opportunities and resources permit, the Council will support and implement enhancement schemes along the routes¹⁷.

ii) Relevant Planning Policies

- 5.25 The relevant policies of the adopted Development Plan are as follows:

Design

- 5.26 The adopted development plan for the Borough contains a number of design-related policies which seek to ensure that new development improves the image of the Borough by requiring design which is of a high standard and helps to 'green' the urban environment, whilst creating people-friendly, safe, vibrant, uncluttered public areas¹⁸.
- 5.27 The Core Strategy also seeks to protect and enhance the borough's character, landscape and heritage by ensuring that new development integrates successfully with the key natural features of the borough (e.g. river valleys and the Pennine landscape), takes opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character, restore the River Roch and other water bodies as key and attractive features of the borough, and conserve and enhance townscape character¹⁹.
- 5.28 New development should:
- Enhance the borough's identity and sense of place, by respecting context and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas.
 - Ensure that buildings contribute positively to townscape.

¹⁵ Policy G/7, Rochdale Unitary Development (June 2006)

¹⁶ Policy G6, Rochdale Core Strategy (October 2016)

¹⁷ Policy RE/6, Rochdale Unitary Development (June 2006)

¹⁸ Policy P1, Rochdale Core Strategy (October 2016)

¹⁹ Policy P2, Rochdale Core Strategy (October 2016)

- Incorporate design measures that design out crime.
- Ensure the development is easy to move through and get around, especially for pedestrians, cyclists, public transport, disabled people and emergency service vehicles.
- Provide a hierarchy of routes, streets and spaces.
- Ensure buildings can be easily adapted to meet future needs of occupants.
- Minimise impact on the environment and help adapt to the impacts of climate change, and
- Reduce the visual impact of car parking areas by using substantial and well-integrated landscaping²⁰.

Environmental Policies

5.29 Relevant 'environmental policies' within the adopted development plan seek to ensure that new development:

- Does not increase CO₂ emissions and addresses the impacts of climate change and adheres to the 'energy hierarchy' to the extent that this reflects national policy, targets and requirements for that type of development (CS Policies G1 and G2). The Climate Change Adaptation SPD (June 2012) provides additional guidance to support these policies.
- Sustains and enhances a green network to support growth and regeneration in the borough and provide a high-quality environment that meets the needs of the community and visitors to the borough. Within the Roch Valley corridor, the focus will be on establishing a Roch Valley Trail between Heywood and Littleborough, opening up visibility, creating and enhancing recreation destinations and improving access to and from urban communities (CS Policy G6). Additional guidance is provided within the Provision of Recreational Open Space in New Housing SPD (March 2008).
- Protects and enhances biodiversity, existing features such as ponds, wetlands, trees, hedges, meadows, flora and fauna, takes opportunities to promote biodiversity and create new habitats and improves access to new or existing biodiversity interest for public enjoyment (CS Policy G7 and UDP Policy NE/2). Supplementary guidance is provided within the Biodiversity and Development SPD.
- Does not lead to increased flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk, is itself protected from flood risk and ensures prudent use of water resources (CS Policy G8 and UDP Policy EM/8).

- Does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution and that any risks arising from contaminated land or land instability are identified prior to development taking place and appropriate actions to address these risks identified and undertaken (CS Policy G9).
- Ensure the sustainable management of mineral resources and make an appropriate contribution towards helping Greater Manchester to meet its contribution to the regional apportionment for land-won aggregate and maintaining an appropriate land bank (CS Policy G10).
- Support sustainable waste management (CS Policy G11).

Other Relevant Policies

5.30 Other relevant development plan policies seek to ensure that new development:

- Improve people's health and wellbeing and reduce health inequalities by, *inter alia*:
 - Providing an appropriate number of good quality and affordable homes with a mix of tenures in areas of greatest need
 - Seeking high quality design of buildings, streets and spaces to create neighbourhoods that are safe to use, easy to move through, adaptable and sustainable
 - Managing and mitigating the effects of climate change by tackling greenhouse emissions, reducing risks of flooding, promoting tree planting and seeking to avoid adverse micro-climates
 - Maintaining and enhancing the borough's biodiversity, natural environment, open spaces and outdoor sport and recreational areas to create a coherent network of green infrastructure that can help promote better health
 - Encouraging development that promotes active living by making places more accessible by walking, cycling and public transport
 - Supporting and promoting accessible new health facilities in town centres and local centres, focusing particularly on areas of greatest need
 - Protecting allotments and encouraging other local food growing areas so that residents can grow their own food (CS Policy C6).
- Makes appropriate provision for improvements to educational facilities (including new school places) and contributes towards increasing employment skills and training in the Borough (CS Policy C7).
- Secures financial contributions towards new or improved community, sport, leisure and cultural facilities where development will increase demand and there is a recognised deficiency (CS Policy C8).

- Improves accessibility by being located in areas where there is good accessibility to public transport, backed by measures to reduce the need for travel and effective provision for cyclists, pedestrians and people with impaired mobility (CS Policy T2).
- Are of a high quality design, are compatible with surrounding land uses, do not adversely affect the amenity of residents or users, mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, do not have an adverse impact on health, minimise opportunities for crime, take account of ground conditions and incorporate high quality landscaping (CS Policy DM1).
- Provide, or contribute towards the cost of providing, any physical or social infrastructure that is needed because of proposed development and / or mitigate the impact of development through planning obligations and agreements (CS Policy DM2).

5.31 There are no policies within the Greater Manchester Waste Plan that are considered relevant to the proposed development and the document is, therefore, not considered any further within this Planning Statement.

B. Other Material Considerations

5.32 Documents that are capable of being 'other material considerations' include:

- National Planning Policy Framework (July 2021)
- Supplementary Planning Documents ('SPDs') / Guidance ('SPGs') adopted by RBC
- The emerging Places for Everyone ('Pfe') Joint Development Plan Document
- The emerging Rochdale Allocations Plan Development Plan Document, and
- Associated evidence base and monitoring documents published by RBC and the Greater Manchester Combined Authority (GMCA).

5.33 The key messages and themes from this policy context are summarised below.

i) The Framework and Planning Practice Guidance

5.34 The Framework is a material consideration to be afforded substantial weight in the determination of the Application and is summarised below. The National Planning Practice Guidance ('PPG') also provides relevant guidance and is referred to within the foregoing analysis and in other supporting reports where applicable

5.35 Extensive parts of the Framework are of relevance and for the sake of brevity are not recited in full here but are drawn out in reaching conclusions in later sections of the Statement. In summary, the following parts are of particular relevance:

Achieving sustainable development

- 5.36 The purpose of the planning system is to “...contribute to the achievement of sustainable development...” (paragraph 7).
- 5.37 Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means as follows:

“c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole...” (paragraph 11).

- 5.38 Footnote 8 of the Framework confirms that the policies which are most important for determining applications should be considered to be ‘out-of-date’ in situations where the LPA cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer).

Delivering a sufficient supply of homes

- 5.39 One of the key roles of the planning system is “.....to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.....” (paragraph 8b).
- 5.40 In order to do so, local authorities must commit to “significantly boosting the supply of homes”. It is important for a sufficient amount and variety of housing land to be brought forward where it is needed and to meet the needs of different groups of people (paragraph 60).

Building a Strong and Competitive Economy

- 5.41 One of the core objectives for the planning system is to “.....positively and proactively encourage sustainable economic growth.....” (paragraph 82).
- 5.42 Planning policies and decisions should “.....help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity.....”. Policies and decisions “.....should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.....” (paragraph 81).

- 5.43 Local authorities are required to “seek to address potential barriers to investment, such as..... housing.....” (paragraph 82c).

Promoting healthy and safe communities

- 5.44 The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities (paragraph 92).
- 5.45 The Framework states that in order to provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should:
- “(a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.*
- (e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”* (paragraph 93).
- 5.46 The chapter states how open space and recreation play an important role in promoting healthy and safe communities. *“Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change”* (paragraph 98).

Promoting sustainable transport

- 5.47 Chapter 9 of the Framework seeks to promote the delivery of sustainable transport. It states that the planning system should manage patterns of growth with significant development focused on locations which are, or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health (paragraph 105).
- 5.48 Development proposals *“should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe”* (paragraph 111). It then lists a series of criteria that new development proposals should achieve, including giving priority to pedestrians and cyclists; addressing the needs of people with disabilities and reduced mobility; and creating places that are safe, secure, and attractive (paragraph 112).
- 5.49 The Framework is clear that all developments generating *“significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport assessment so that the likely impacts of the proposal can be assessed”* (paragraph 113).

Achieving well-designed places

- 5.50 Chapter 12 of the Framework seeks to promote good design as a key aspect of sustainable development and creating better places in which to live and work and helps make development acceptable to communities.

- 5.51 It states that design quality *“should be considered throughout the evolution and assessment of individual proposals”* and emphasises the importance of *“early discussion between applications, the local planning authority and local community about the design and style of emerging schemes”* to clarify expectations and reconcile local and commercial interests (paragraph 132).
- 5.52 The Framework states that design should *“reflect local design policies and government guidance on design...”*.

Conserving and enhancing the natural environment

- 5.53 The Framework states that when determining planning applications, local planning authorities should encourage developments which provide *“opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate”* (paragraph 180).
- 5.54 The chapter states that *“planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the Site or the wider area to impacts that could arise from the development”* (paragraph 185).

Supplementary Planning Documents

- 5.55 RMBC has adopted a number of Supplementary Planning Documents (SPDs) which provide additional detail and guidance to support policies within the development plan. Those SPDs of relevance to the determination of this planning application are summarised in **Appendix 3**.

Emerging Places for Everyone Joint Development Plan (PfE)

- 5.56 PfE is a long-term plan for nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the Greater Manchester Combined Authority (GMCA) on behalf of the nine Councils. Once adopted, PfE will:
- Set out how the nine boroughs should develop up until 2037.
 - Identify the amount of new development that will come forward across the 9 districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused.
 - Support the delivery of key infrastructure, such as transport and utilities.
 - Protect the important environmental assets across the city region.
 - Allocate sites for employment and housing outside of the existing urban area, and
 - Define a new Green Belt boundary for Greater Manchester.

- 5.57 The plan began in 2014 as the Greater Manchester Spatial Framework (GMSF) and was subject to public consultation in 2016 and 2019. Stockport Council withdrew from the GMSF in early 2020, and the remaining nine districts decided to continue to produce a joint plan, now known as Places for Everyone (PfE). The Publication version PfE was submitted for Examination in February 2022.
- 5.58 PfE contains a number of strategic objectives, including:
- **Objective 1 ‘Meet our housing need’** which seeks to increase the number of dwellings and diversify the mix of housing across the plan area.
 - **Objective 2 ‘Create neighbourhoods of choice’** which states that new development will be focussed on close proximity to public transport and prioritise sustainable modes of transport.
 - **Objective 5 ‘Reduce inequalities and improve prosperity’** seeks to strengthen the competitiveness of northern Greater Manchester.
 - **Objective 8 ‘Improve the quality of our natural environment and access to green spaces’** confirms important landscapes, green infrastructure and biodiversity will be enhanced.
- 5.59 A key aim of PfE is to develop Greater Manchester into a top global city²¹, recognising that a strong economy, highly skilled residents and a high quality of place and environment will be required. To achieve this, the spatial strategy seeks, amongst other things, to deliver significant growth in the northern boroughs (including Rochdale) in order to boost their competitiveness.
- 5.60 Policy JP-Strat 6 ‘Northern Areas’ states that a significant increase in the competitiveness of the northern areas of Greater Manchester (including Rochdale) will be sought. This establishes a strong focus on increasing the mix, type, quality and range of the residential offer in these areas. Development will be of good quality and design, supported by the necessary infrastructure and amenities including improved access to green spaces.
- 5.61 Policy JP-H1 ‘Scale, Distribution and Phasing of New Housing Development’ sets out a requirement for a minimum of 164,880 net additional dwellings in Greater Manchester between 2021 and 2037 (an average of 10,305 dwellings per annum). Rochdale is proposed to deliver 9,858 of these net additional dwellings in total or 616 dwellings per annum²².
- 5.62 The identification of the application site as a draft housing allocation for around 200 homes in PfE (JPA24) demonstrates recognition by RMBC and the GMCA that the site is suitable for development and within a sustainable location, and that land within the urban area is not sufficient to meet housing needs going forward.

²¹ Publication Version PfE, paragraph 2.17

²² Publication Version PfE, Table 7.2

5.63 The allocation policy contains a number of criteria that any development coming forward would be required to adhere to in order to create a sustainable form of development. These criteria require development to:

- Deliver around 200 homes, including higher value family homes, on the northern half of the site adjacent to existing residential areas to be accessed primarily from Smithy Bridge Road to the east.
- Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development.
- Safeguard the land between the developed part of the site and the River Roch to contribute to measures that deliver flood alleviation benefits for the River Roch catchment between Littleborough and Rochdale town centre. This should be accompanied by appropriate water management in the site itself, including sustainable drainage infrastructure (SuDS).
- Have regard to the river valley setting in terms of the design and layout, particularly in relation to the materials uses, the incorporation of green and blue infrastructure and the landscaping along the boundary of the site.
- Protect and enhance archaeological features and where appropriate carry out archaeological evaluation for areas specified in the Roch Valley Historic Environment Assessment 2020 to understand where especially significant archaeology must be preserved in situ. Proposals should be informed by the findings and recommendations of the Historic Environment Assessment (2020) in the Plan's evidence base and any updated assessment submitted as part of the planning application.
- Maintain and enhance pedestrian and cycle routes through the valley both to promote active lifestyles and provide sustainable routes to local centres, services and public transport, notably Smithy Bridge railway station to the south and the bus corridor on the A58 to the north.
- Provide appropriate access to electric vehicle charging infrastructure and cycle storage.
- Provide financial contributions to mitigate impacts on the highway network identified through a transport assessment.
- Design the scheme to deliver the eastern section of a proposed residential relief road between Smithy Bridge Road and Albert Royds Street. This proposed new road will need to incorporate attractive, high quality pedestrian and cycle routes.
- Provide contributions to ensure that there are sufficient school places to accommodate the new housing either through an expansion of existing schools or the provision of new school facilities.

- 5.64 PfE remains at a relatively early stage of preparation, as it presently undergoing examination. It can therefore only be attributed limited weight in the determination of planning applications at the current time.
- 5.65 PfE is however supported by a substantial evidence base that has been gathered over a number of years. This evidence base includes documents that demonstrate the need for the housing growth proposed in PfE and contains a detailed site selection methodology to justify why the proposed allocations are suitable for development. Relevant PfE evidence base documents are referred to later in this Statement. The evidence base is material to this planning application and can be afforded significant weight.

Emerging Rochdale Allocations Plan Development Plan Document ('the emerging Local Plan')

- 5.66 RMBC is currently preparing the Allocations Plan which is intended to identify sufficient land to meet the housing and employment needs identified in the CS.
- 5.67 The first draft of the Allocations Plan was subject to consultation between September and November 2018 and did not seek to allocate additional greenfield sites beyond the existing urban area (such as the application site), as the Council considered that sufficient land was available within the urban area and on consented sites to meet the needs identified in the CS.
- 5.68 The Allocations Plan is at a very early stage of preparation and the future of the plan is very much dependent on the outcome of the ongoing PfE examination. In this context, the contents of the plan can only be afforded very limited weight in decision-taking at the current time.

Local Plan Evidence Base

- 5.69 The Council's evidence base confirms that the provision of larger, family housing is required in order to attract and retain higher income earning households and skilled workers to underpin the local economy.

Strategic Housing Land Availability Assessment (SHLAA) (March 2022)

- 5.70 The March 2022 SHLAA confirms that:
- The Council have calculated the five-year deliverable housing land supply using the Core Strategy requirement of 2,300 dwellings, plus 5% buffer – equating to 2,415 dwellings, or 483 dpa, over the five-year period.
 - The SHLAA assesses that RBC can demonstrate a 6.2 year deliverable housing supply, as of 1 April 2021 base date.

Strategic Housing Market Assessment (SHMA) (January 2015)

- 5.71 The 2015 SHMA confirms that:
- The vast majority (80%) of homes in the Borough in 2011 has two or three bedrooms, and that only 8.5% of homes had four or more bedrooms.

- The majority of homes across the Borough are terraced houses; representing over a third (34.4%) of all dwelling stock. Of those terraced houses, the majority provide three bedrooms or less.
- Detached houses comprise only 13.3% of all dwelling stock across the Borough; the majority of which provide four or more bedrooms.

5.72 The policy aspiration to diversify the existing housing market is also supported by a number of corporate strategy documents, including the Council's Sustainable Community Strategy²³ which seeks to deliver a *"high-quality, balanced and diverse housing supply that meets the needs and aspirations of the Borough's current and future residents"*.

Housing Strategy 2017 – 2022 (October 2017)

5.73 The current Housing Strategy for the Borough²⁴ confirms that:

- Compared to other housing markets in the North West and Greater Manchester, the Rochdale and North East Manchester housing markets are generally less attractive.
- The housing on offer in the Rochdale Borough has stark differences in terms of quality and price and it fails to address the needs of existing or future residents.
- At present, only 7% of homes within the Borough are in Council Tax Bands E and above, compared to the national average of 19%.
- An oversupply of older terraced housing and a lack of high value housing across the Borough mean that it is failing to attract and retain residents with higher incomes.

5.74 Importantly, the Housing Strategy recognises that:

"Housing provision on its own will not create successful communities that retain and attract residents. We need to focus the right type of housing in the right areas..."²⁵.

5.75 The Strategy recognises that the provision of high value housing could increase the wealth profile of the Borough by retaining existing, and attracting new, higher income earning households and skilled workers to underpin the local economy²⁶.

²³ Rochdale Borough Sustainable Community Strategy 2011-2021

²⁴ Housing Strategy 2017-2022 (RBC, October 2017)

²⁵ Page 8, Housing Strategy 2017-2022 (RBC, October 2017)

²⁶ Page 18, Housing Strategy 2017-2022 (RBC, October 2017)

6. Planning Appraisal

Introduction

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the Development Plan as a whole and requires that:

“If regard is to be had to the Development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.”

- 6.2 This is in addition to Section 54A of the 1990 Act and is a reiteration of the presumption in favour of sustainable development that accords with an adopted and up-to-date Development Plan, as qualified by Paragraph 12 of the Framework which requires the approval of development that is in accordance with the Development Plan where it is up to date.
- 6.3 In this context, the planning appraisal set out in this section comprises two principal parts:
- (a) Assessment against the relevant provisions of the development plan, and
 - (b) Consideration of all relevant material considerations.

(A) Assessment against the Development Plan

The Principle of Development

Strategic Objectives

- 6.4 The Core Strategy sets out a number of Strategic Objectives which will deliver the overarching Vision for the Borough by 2028. The proposed development is appraised against each of the Strategic Objectives (SO) at **Table 6.1** below.

Table 6.1: Appraisal against Strategic Objectives

Strategic Objective	Appraisal of Proposed Development
SO1: To deliver a more prosperous economy	Housing development is a key component of economic growth; as recognised by the Government in national policy. The delivery of new housing on the application site has the potential to generate notable economic benefits within the Rochdale Borough and regional economy; during both the construction and operational phases. The potential economic benefits are presented on the infographic provided at Appendix 5 .
SO2: To create successful and	SO2 seeks to increase the housing offer within the Borough and ensure housing is provided which meets everyone’s needs and aspirations. The policy advocates the provision of desirable housing areas to retain and

healthy communities	attract residents. The proposals, if approved, would allow for the creation of a desirable area of housing, located in a sustainable area of the Borough. This planning application is submitted by a national housebuilder with a strong track record of delivering new homes and creating new communities within the Borough and across the wider region. This provides certainty of delivery; a benefit which should be afforded significant weight. The proposed development will also make an important contribution towards improving the range of housing within the Pennine Fringe and the Borough as a whole; this aligns with the Council's stated ambitions to diversify the existing housing market to meet everyone's needs and aspirations, and specifically the delivery of more high value housing.
SO3: To improve design, image and quality of place	The character, design, layout and appearance of the proposed development has evolved through an iterative design process; informed by discussions with RBC officers and in response to feedback from the local community. Taylor Wimpey has also actively engaged with Places Matter in order to provide an independent design review of the emerging proposals. The accompanying Design and Access Statement demonstrates how the proposals have evolved in response to the extensive pre-application engagement and consultation that has been undertaken. It also demonstrates how the proposals respond to the local character and context within which the application site is located, whilst seeking to diversify the size and type of housing on offer by focusing on larger, higher value homes.
SO4: To promote a greener environment	Existing landscape features will be retained, and approximately half of the application site will be retained as open space; this approach protects and enhances the special character of the River Roch valley and ensures that the new housing is set within a landscaped setting. The creation of a shared cycle / footway along the southern edge of the proposed development, along the access road / residential relief road, will enhance existing connections between the existing urban area and facilities to the east of the site, including Smithy Bridge station. This route will also connect with existing facilities within the immediate surroundings, including existing cycle lanes on Smithy Bridge Road and recreational routes along the River Roch valley.
SO5: To improve accessibility and deliver sustainable transport	It has been demonstrated in Section 2 that the application site is located within a semi-urban location and has excellent accessibility to surrounding facilities and services by non-car modes of transport. In particular, the site is within walking distance of shops and facilities within Smallbridge, Smithy Bridge and Littleborough, as well as existing bus stops and Smithy Bridge railway station. The provision of pedestrian and cycle connections through the site will enhance permeability and provide additional routes for the use of future residents, as well as existing residents to the north and west of the site.

- 6.5 It is clear from the appraisal above that the delivery of the proposed development fully aligns with all five of the Strategic Objectives of Rochdale’s adopted development plan.

Spatial Strategy

- 6.6 The proposed development also complies with the overall Spatial Strategy of the Core Strategy, which identifies a clear need to deliver additional higher value homes in the north of the Borough, including within the Pennine Fringe, where the site is located.
- 6.7 The proposed development meets this objective by comprising a combination of 2-, 3-, 4- and 5-bedroom properties of a variety of sizes; focused on family housing.
- 6.8 Compliance with the spatial strategy is considered further below.

Housing Policies

- 6.1 The analysis presented at **Table 6.2** considers the compliance of the proposed development with the strategic housing policies of the Core Strategy.

Table 6.2: Appraisal against Housing Policies

Policy	Appraisal of Proposed Development
CS Policy C1: Delivering the right amount of housing in the right places	Policy C1 confirms that in the north of the Borough, development should reflect the character and accessibility of the Pennine Fringe and that development that has limited impact on green infrastructure or amenity value will be considered. The proposals have been carefully designed, as shown in the submitted Design and Access Statement, to reflect the surrounding area’s character and ensure impact on green infrastructure and amenity value is limited; rather there is a positive effect through the provision of significant areas of landscaped open space and the provision of recreational routes through the site.
CS Policy C3: Delivering the right type of housing	Policy C3 states that new development must take into account local needs and aspirations and ensure that the supply of larger, high value housing is improved. The Council will require high design standards and the efficient use of land. The proposed development will feature a number of housetypes and sizes which are reflective of local needs. These have been designed to a high standard and developed into a comprehensive layout, as described within the submitted Design and Access Statement. Additionally, Policy C3 states that there should be a focus on providing higher value housing with lower densities in the north of the Borough in order to attract and retain residents. The proposed layout of the development has evolved through extensive discussions with RBC officers, consultation with the local community and an independent design review by Places Matter. The evolution of the design of the scheme from the very initial layout prepared a number of years ago has sought to address feedback received from stakeholders through reducing densities and increasing the size of units to be provided on site to allow a more diverse offer which focuses on higher value family housing.
CS Policy C4: Providing	The ability (or otherwise) of the development to make a contribution towards affordable housing is to be tested through a detailed Viability

affordable homes	Appraisal and negotiations with RBC. CS Policy C4 acknowledges that the provision of affordable housing can be adjusted to take into account the economic viability of a development: the proposed development is, therefore, consistent with the policy.
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Protected Open Land

- 6.2 The application site is located within an area of land designated as Protected Open Land (POL), referred to as the 'Roch River Valley, Rochdale to Littleborough', and as defined on the adopted UDP Proposals Map.
- 6.3 The Core Strategy and UDP contain policies which relate to the protection of POL; these policies allow development to take place, subject to a number of criteria being met.
- 6.4 The proposed development is assessed against the six criteria of CS Policy G5 below:

a) There is evidence that the development is needed and that 'urban' brownfield and greenfield sites are not available to meet those needs

- 6.5 This criterion is in two parts: the first part relates to the need for development, whilst the second part relates to the availability of sites within the urban area. Each of these elements is discussed in turn.

Delivering sufficient housing to meet needs

- 6.6 The CS requires the delivery of at least 460 net additional dwellings per annum (dpa) between 2012 and 2028²⁷; this equates to a total of 7,360 net additional dwellings over the 16-year plan period.
- 6.7 The CS acknowledges that the delivery of 460 net additional dpa reflects a challenging target based on meeting the borough's economic growth and regeneration objectives. It goes on to confirm that the figure is *"not a ceiling and therefore may be exceeded provided that it is sustainable, it can be supported by existing or new infrastructure and it meets the Council's priorities"*²⁸.
- 6.8 The Framework highlights the importance placed on seeking to 'significantly boost' the supply of housing and requires LPAs to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement, or against their local housing need where the strategic policies are more than five years old²⁹.
- 6.9 RBC's most recent position on its five-year housing land supply position is set out within the March 2022 SHLAA. Within its SHLAA, RBC claims that (as of the 1 April 2021) it has a deliverable supply of 3,010 dwellings, which equates to a deliverable supply of 6.5 years when considered against the adopted Core Strategy housing requirement and a 5% buffer.

²⁷ Policy C1, Rochdale Core Strategy (October 2016)

²⁸ Paragraph 8.6, Rochdale Core Strategy (October 2018)

²⁹ Paragraph 74, National Planning Policy Framework (MHCLG, July 2021)

- 6.10 On behalf of Taylor Wimpey, Turley has undertaken a detailed analysis of RBC's claimed five-year supply; the outcomes of which is presented at **Appendix 4**. The analysis demonstrates that:
- The Core Strategy was adopted on 19 October 2016 is now more than five years old. Therefore, Rochdale's local housing need (LHN) calculated using the standard method should be used for calculating the five-year housing requirement, plus an appropriate buffer³⁰, until such time as a new housing requirement for the Borough is adopted.
 - Using the standard method³¹, Rochdale's LHN is 520 dwellings per annum (dpa), and therefore its five-year requirement with a 5% buffer is 2,730 dwellings or 546 dpa.
 - The March 2022 identifies a claimed deliverable supply of 3,010 dwellings. This would represent 5.5 years' supply when considered against the LHN + 5% buffer; and 4.8 years' supply when considered against the LHN + 5% buffer + the 85 dpa demolition allowance included in the SHLAA.
 - Turley's review of RBC's claimed supply has indicated that 717 dwellings should be deducted from the identified supply on sites that either no longer comply with the definition of deliverable in the Framework³², have lead-in times and delivery rates that are unrealistic, or sites where full planning permission has now been granted for fewer dwellings than included in the deliverable period in the SHLAA. As a result of these deductions, the deliverable supply is adjusted to 2,293 dwellings.
 - The 'adjusted' supply equates to a **3.4 year deliverable supply** over the five-year period (1 April 2021 – 31 March 2026) when considered against the LHN + 5% buffer and the 85 dpa demolition allowance included in the SHLAA.
 - Even if the Core Strategy requirement is used as the basis for calculating the five-year supply, the adjusted supply identified by Turley would only represent a 3.8 year deliverable supply over the five-year period.
- 6.11 In the circumstances, RBC has failed to identify a supply of specific deliverable sites to meet its minimum five-year requirement. In the circumstances, there is a critical and pressing need to identify additional sites which can deliver new homes in the short-term to address this identified shortfall and to meet the housing needs of the Borough.
- 6.12 It is also notable that the Publication draft PfE (which was submitted for examination in February 2022) has indicated a housing requirement in the Rochdale Borough of 616 dpa over the period 2021 – 2037. This annual requirement is higher than the CS requirement and the current LHN figure and highlights the importance that the housing requirement identified in the Core Strategy and the LHN are considered as a 'minimum' and not a 'ceiling' on development. In this context, it will be important to ensure that

³⁰ In accordance with paragraph 74 of the National Planning Policy Framework

³¹ As set out in Section 2a of the Planning Practice Guidance (PPG)

³² Annex 1, National Planning Policy Framework (MHCLG, July 2021)

planning permission continues to be granted for sites that would contribute towards meeting identified needs and represent sustainable development (such as the application site).

- 6.13 Issues pertaining to the delivery of housing are referred to within the Council's evidence base. In particular, the Council's evidence³³ indicates that in the first six years of the plan period, 2,450 net additional dwellings were completed in the Borough, representing an accrued shortfall of 310 dwellings (see **Table 6.3**).

Table 6.3: Net Housing Completions - Rochdale Borough

Monitoring Period	Net Completions	Cumulative Completions	Cumulative Requirement	Cumulative Performance against CS
2012/13	448 dwellings	448 dwellings	460 dwellings	- 12 dwellings
2013/14	267 dwellings	715 dwellings	920 dwellings	- 205 dwellings
2014/15	313 dwellings	1,028 dwellings	1,380 dwellings	- 352 dwellings
2015/16	308 dwellings	1,336 dwellings	1,840 dwellings	- 504 dwellings
2016/17	315 dwellings	1,651 dwellings	2,300 dwellings	- 649 dwellings
2017/18	799 dwellings	2,450 dwellings	2,760 dwellings	- 310 dwellings
2018/19	833 dwellings	3,283 dwellings	3,220 dwellings	+ 63 dwellings
2019/20	650 dwellings	3,933 dwellings	3,680 dwellings	+ 253 dwellings
2020/21	520 dwellings	4,453 dwellings	4,140 dwellings	+ 313 dwellings

Source: Turley analysis

- 6.14 The analysis above indicates that housing delivery in the Borough failed to achieve the CS requirement in each of the first six years of the plan period. Whilst this seemingly increased between 2017/18 – 2020/21, the completion data for the 2017/18 monitoring period is potentially misleading as RBC adjusted the way in which it monitors housing completions when undertaking the 2018 SHLAA.
- 6.15 Historically, completions were monitored using a combination of returns from the National House Building Council (NHBC) and RBC Building Control. The revised approach includes undertaking a regular audit of the identified supply and the manual sign off of any known completions not recorded by Building Control methods (e.g. based on local intelligence).
- 6.16 The figures for the 2017/2018 monitoring period included any additional completions since 2012/13 that had not previously been identified. As a result, the Council accepted

³³ Annual Monitoring Report (AMR) 2016 (RBC, February 2018), Strategic Housing Land Availability Assessment – As at 1st April 2017 (RBC, January 2018) and Strategic Housing Land Availability Assessment – As at 1st April 2018 (RBC, July 2018)

that “this has resulted in a large number of total completions for the 2017/18 period”³⁴. RBC expected that there will be a large number of completions signed off in the 2018/19 period as remaining units on the Birch Hill Hospital and Former Whipp and Bourne site in Castleton were completed. As demonstrated in **Table 6.3**, the figure for the 2018/19 period indeed reflects that a large number of completions were signed off.

- 6.17 At the time of the 2018 SHLAA, after the 2017/18 and 2018/19 monitoring periods, RBC expected the number of annual completions to ‘level off’³⁵. **Table 6.3** demonstrates that there has been a decline in delivery since 2018/19, which the Council has acknowledged in a recent committee report³⁶.
- 6.18 A significant element of the Council’s identified supply over the next few years is located within the urban area and on previously developed land. Whilst Taylor Wimpey supports the re-use of brownfield sites and the regeneration of the urban area, which are clear policy objectives of national³⁷ and local³⁸ policy, such sites are often constrained; for example they may have high clearance and remediation costs. The Council’s evidence base indicates that the viability of housing development across the Borough is often marginal³⁹; this is likely to be even more so on previously development sites given the additional constraints.
- 6.19 Given the relatively constrained market within the Borough, and that the costs associated for brownfield land development could significantly affect viability⁴⁰, it is likely that additional greenfield sites beyond the existing urban area will be required to help meet identified needs.
- 6.20 Delivery issues are of paramount importance given that national planning policy requires LPAs to assist the Government in their objective to ‘significantly boost’ the delivery of housing. As part of this, LPAs are required to maintain a deliverable supply of housing⁴¹. The introduction of the Housing Delivery Test (HDT) through the revised Framework demonstrates the additional emphasis placed on the importance of increasing housing delivery by the Government, and the important role that LPAs can play in doing so.

³⁴ Paragraph 3.10, Strategic Housing Land Availability Assessment – As at 1st April 2018 (RBC, July 2018)

³⁵ Paragraph 3.13, Strategic Housing Land Availability Assessment – As at 1st April 2018 (RBC, July 2018)

³⁶ Paragraph 4, Report to Planning and Licensing Committee, 30 June 2022, Land South of Langley Lane and West of Silver Birch Stables, Birch, Middleton (LPA ref. 18/00869/FUL)

³⁷ E.g. Paragraphs 117 and 118, National Planning Policy Framework (MHCLG, February 2019)

³⁸ E.g. Policies SP2, C1 and C2, Rochdale Core Strategy (October 2016)

³⁹ Economic Viability of Affordable Housing Requirements (arc⁴, November 2010)

⁴⁰ Paragraph 6.10, Economic Viability of Affordable Housing Requirements (arc⁴, November 2010)

⁴¹ Paragraph 74, National Planning Policy Framework (MHCLG, July 2021)

- 6.21 Whilst Rochdale's HDT measurement for 2021⁴² was 169%, this was based on the Council's information on net completions between 2018/19 and 2020/21, including the inflated figure for the 2018/19 monitoring period discussed above. The HDT is also 'backward looking' in that it considers the number of homes delivered over the previous three years. It provides no indication of the Council's ability to maintain supply over forthcoming years.
- 6.22 The more recent housing need figures derived using the standard method (i.e. the LHN) and contained within the Publication draft PfE are a clear indication that needs are understated in the Core Strategy. When this is considered in the context of acknowledged delivery challenges within the Borough and the identified shortfall in the five-year supply identified at paragraph 6.10 above, there is a clear need and policy imperative for RBC to act positively to provide greater flexibility in the market, by granting planning permission for deliverable, sustainable housing sites which will make an important contribution to the Borough's deliverable housing supply.
- 6.23 The proposed development would respond to this need as it is submitted by a major national housebuilder with significant experience of delivering new housing in Rochdale and across Greater Manchester. The application is submitted in 'full' with comprehensive details of the development provided, providing certainty over the housing mix, internal layout, design, appearance and landscaping proposed.
- 6.24 Subject to planning permission being granted, Taylor Wimpey would look to commence development as soon as any pre-commencement conditions have been discharged; indicating a potential start on site in July 2024. Based on this anticipated start date, and an average build rate of 45-50 dwellings per annum, the full quantity of dwellings could be delivered within the five-year period (i.e. by 31 December 2028).

Improving the range of housing to meet everyone's needs and aspirations

- 6.25 In addition to delivering the minimum number of homes required over the plan period, the CS highlights the need to improve the range of housing available within the Borough in order to meet the needs and aspirations of residents; the provision of higher value housing is identified as particular areas of focus⁴³. It notes that:

"Widening housing choice will broaden the appeal of the borough and assist in meeting the needs of existing residents, help to attract new residents and is a key to supporting economic growth and prosperity..."⁴⁴

Providing a variety of housing, in both type and tenure, not only helps to meet needs and aspirations but also reduces the risk of housing market failure often experienced by districts with concentrations of particular housing types..."⁴⁵

⁴² www.gov.uk/government/publications/housing-delivery-test-2021-measurement

⁴³ Paragraphs 8.21 and 8.29, Rochdale Core Strategy (October 2016)

⁴⁴ Paragraph 8.20, Rochdale Core Strategy (October 2016)

⁴⁵ Paragraph 8.21, Rochdale Core Strategy (October 2016)

The Council will work with developers and partners to ensure that a good choice of housing is delivered across the borough, including larger and higher value homes which are currently in short supply⁴⁶.

- 6.26 Policy C3 recognises that, in the north of the Borough in particular, there will be a focus on providing a range of higher value housing to attract and retain residents. Indeed, the Council have recently acknowledged that they are “actively trying to increase the number of higher value homes⁴⁷”.
- 6.27 The proposed development fully responds to the policy objective to diversify the existing housing stock within the Pennine Township, and the Rochdale Borough as a whole. The housing mix proposed has been devised in consultation with officers to ensure that a range of 2, 3, 4 and 5 bedroom dwellings are provided, tailored towards meeting the needs of growing families and focused towards the higher end of the market.
- 6.28 **Table 6.4** provides an indication of the Council Tax Bands within which the proposed housing is expected to fall within; based on the current anticipated sales prices. This analysis indicates that almost half (46%) of the dwellings to be provided on the site will fall within Council Tax Bands E and above, thereby meeting the ‘definition’ of ‘high value homes’ identified in RBC’s Housing Strategy.

Table 6.4: Anticipated Council Tax Bands (indicative)

Council Tax Band	RBC Tax Band Charge 2019/20	No. of Dwellings	% of Dwellings
C	£1,875.78	8	4%
D	£2,110.26	98	49%
E	£2,579.19	81	41%
F	£3,048.14	12	6%
Total	-	199	100%

Source: Taylor Wimpey analysis using 2022 – 2023 Council Tax Bands⁴⁸

Conclusion on Housing Need

- 6.29 It is clear from the appraisal above that the proposed development responds to the identified need to increase housing delivery in the Borough and will make an important contribution towards meeting qualitative and quantitative needs within the Borough at a time when there is a shortfall in RBC’s deliverable five-year supply. The proposals fully comply with the first part of the policy criterion.

⁴⁶ Paragraph 8.23, Rochdale Core Strategy (October 2016)

⁴⁷ Paragraph 6, Report to Planning and Licensing Committee, 30 June 2022, Land South of Langley Lane and West of Silver Birch Stables, Birch, Middleton (LPA ref. 18/00869/FUL)

⁴⁸ www.rochdale.gov.uk/council-tax/council-tax-charges-bands

Availability of Urban Sites

- 6.30 The second part of the first policy criterion relates to the availability (or otherwise) of 'urban' brownfield and greenfield sites to meet identified needs. It does not require an applicant to demonstrate that there are no alternative sites available within the urban area that are capable of being developed for housing (i.e. it does not require a sequential exercise to be undertaken).
- 6.31 The Council's 2022 SHLAA indicates that sufficient sites have been identified to meet the needs identified in the Core Strategy and the Council's stance is that these are realistically going to be delivered.
- 6.32 Whilst it is clear that there will always be available sites within the urban area, until more recently, such sites have not been delivering at a sufficient rate to meet the (minimum) quantitative requirement identified in the CS and are not serving to address the qualitative need to diversify the housing market; particularly within the north of the Borough.
- 6.33 The fact that RBC has previously granted planning permissions on other POL sites within the Pennine Fringe and elsewhere within the Borough highlights this. In particular, in granting full planning permission for 23 dwellings on land to the south of Langley Lane⁴⁹, the Council concluded that *"the overall benefits in the case, comprising the delivery of a low density, higher value residential scheme of a type and size that is currently in short supply across the borough, would clearly outweigh the harm to the various landscape designations^{50"}*.
- 6.34 It is evident therefore that sites within the urban area are not sufficient, or possessing the right characteristics, to meet the identified needs. The application site however will provide a significant boost to supply and directly respond to the need for particular types of housing. The proposed development is considered to comply with criterion a) of CS Policy G5.

b) The location of the site is sustainable and is in accordance with the overall Spatial Strategy

- 6.35 Again, this criterion is in two parts. The first part relates to the sustainability of the site location and the second part relates to compliance with the Core Strategy's spatial strategy.

Location of the site

- 6.36 The application site is in a sustainable location by virtue of its proximity to public transport and existing services and facilities. It is adjacent to the main urban area that extends between Rochdale and Littleborough; in an area that is functionally related to Rochdale – the main settlement in the Borough and the focus of services, facilities and transport connections – and Littleborough which is the largest and most sustainable settlement within the Pennine Fringe.

⁴⁹ LPA ref. 15/00830/OUT

⁵⁰ Paragraph 103, Report to Planning and Licensing Committee, 30 June 2022, Land South of Langley Lane and West of Silver Birch Stables, Birch, Middleton (LPA ref. 18/00869/FUL)

- 6.37 Littleborough contains a good range of shops and services, employment locations and there is a good range of public transport available to the site as outlined within Section 2 of this Planning Statement. This includes railway stations in Littleborough and Smithy Bridge and frequent bus services which run along the A58.
- 6.38 The proposed development provides the opportunity to enhance existing connections by securing permeability for pedestrians and cyclists towards Smithy Bridge station, in particular.
- 6.39 Furthermore, the site includes the first phase of a residential relief road connecting Smithy Bridge Road with Albert Royds Street aimed at easing congestion on the A58. Taylor Wimpey have committed to delivering the first phase of this on the understanding that the remaining phases will be delivered by RBC. It is not currently understood when the remaining phases will be brought forward; however, once complete, this should help to alleviate congestion on surrounding roads, particularly the A58.
- 6.40 The site is, therefore, in a highly sustainable location.

Accordance with the overall Spatial Strategy

- 6.41 In terms of the Spatial Strategy, whilst the CS seeks to focus the majority of new development over the plan period in the south of the borough, it also identifies a clear need to deliver additional housing in the north of the Borough, including within the Pennine Fringe, where the site is located.
- 6.42 The stated need in the Pennine Fringe⁵¹ is for both affordable and lower density, higher value homes, recognising the need for this form of housing and the market appeal of this part of the Borough.
- 6.43 The proposed development meets both of these objectives by comprising a combination of 2, 3, 4 and 5 bedroom properties of a variety of sizes. Gross density across the development is 14 dwellings per hectare; reflecting that approximately half of the site is to be retained as open space. The net density of the scheme is 30 dwellings per hectare.
- 6.44 The scale of development, comprising 199 dwellings is considered to be appropriate, and reflective of the accessibility and character of the site and the 'Pennine Fringe', in accordance with CS Policy SP2. The explanatory text for the policy recognises that, regardless of location, development in the borough has the potential to contribute to meeting the strategic objectives for the whole borough⁵².
- 6.45 As such, the proposed development is fully in accordance with the Spatial Strategy as expressed through Policy SP2 of the Core Strategy. This conclusion reflects previous decisions made by the Council; in particular the decision to grant planning permission for the Russell Homes scheme at New Road⁵³. In that case, RBC concluded that the proposals complied with the overall spatial strategy through delivering additional

⁵¹ Vision for the Pennines, Page 31, Rochdale Core Strategy (October 2013)

⁵² Paragraph 6.6, Rochdale Core Strategy (October 2013)

⁵³ LPA ref. 15/00830/OUT

housing in the north of the Borough that is of an overall scale and density that reflects the accessibility and character of this area.

c) The development does not undermine the delivery of other currently allocated sites or key regeneration priorities and can help to deliver wider regeneration

- 6.46 The CS does not allocate sites for residential development as this will be done through the emerging Allocations Plan. However, the UDP did allocate a number of small sites which were expected to provide approximately 480 dwellings⁵⁴.
- 6.47 The UDP was adopted in June 2006; if sites which it allocated have not yet been developed it suggests that they are unlikely to be in the near future. In any event, there is sufficient need and market demand to sustain multiple housing sites across the Borough.
- 6.48 Key regeneration priorities are also identified within Policy H/2 of the UDP. These will be unaffected by the proposed development as they comprise urban renewal projects involving replacement dwellings and town centre redevelopment. They are, therefore, a very different type of development to that proposed.
- 6.49 Furthermore, as demonstrated in paragraphs above, the proposed development is needed in order to meet the growing housing needs of the Borough and, rather than undermine the delivery of regeneration opportunities, it will supplement that provision and add to, and diversify, the Borough's supply of housing in the short term.
- 6.50 If approved, the proposed development will increase the range and mix of housing on offer in the local area, which in turn will support and sustain the local economy.
- 6.51 The economic benefits during both the construction phase (such as jobs on site and in the supply chain) and the operational phase (such as Council Tax income and additional local spending) will serve to support economic regeneration.
- 6.52 The full range of economic benefits are outlined within the infographic at **Appendix 5** and are summarised below:
- Construction Phase
 - £36.7 million invested in the construction of the proposed development
 - 85 gross direct FTE jobs per annum of construction; 75 net direct jobs; and 40 net indirect / induced jobs
 - £6.9 million productivity boost annually during construction, including £4.2 million in Rochdale
 - Operational Phase
 - £420,000 additional Council Tax revenue per annum

- £2.5 million uplift in annual retail expenditure and £1.2 million uplift in annual leisure expenditure
- £1 million expenditure upon first occupation to make a ‘house feel like home’
- 205 working age economically active and employed residents estimated to live on the proposed development, and
- £4.6 million gross annual income for residents, contributing to local expenditure

6.53 It can, therefore, be demonstrated that the proposed development complies with criterion c) of CS Policy G5.

d) Development could be accommodated without an unacceptable impact on the area’s landscape, biodiversity or wider green infrastructure value

6.54 RBC has confirmed, through issuing an EIA Screening Opinion in June 2022⁵⁵, that they do not consider that the proposed development is likely to have significant effects on the environment.

6.55 A comprehensive suite of assessments is provided with the application which demonstrate that the proposed development can be accommodated without unacceptable environmental impacts.

6.56 A detailed appraisal of the proposed development against development plan and national planning policies relating to technical and environmental matters is provided later in this section. It demonstrates that the proposed development could be accommodated without an unacceptable impact on the landscape, biodiversity or wider green infrastructure value of the site or surrounding area.

Biodiversity

6.57 In particular, the submitted Ecological Assessment and Biodiversity Net Gain (BNG) Assessment details the ecological value of the site and identifies opportunities for on-site enhancement, as follows:

- Green corridors / wedges – comprising more formal public open space (POS) with a combination of amenity grassland and wildflower meadow.
- River Roch floodplain – the extensive POS along the River Roch floodplain comprises areas of existing semi-improved neutral grassland which will be enhanced through management and wildflower seeding. The pond and swamp habitats will also be retained and enhanced.
- Native hedgerows – to be planted along boundaries and between built development and the POS.

- 6.58 Whilst the BNG Assessment confirms there is currently a 36.90% loss of habitat units on the site, despite the proposed on-site enhancements noted above, Taylor Wimpey is in continual dialogue with Greater Manchester Ecology Unit (GMEU) and Rochdale Council to agree a biodiversity offsetting strategy, which will ensure a 10% net gain in biodiversity is achieved.
- 6.59 It should be noted that the proposed development would result in a 141.51% net gain for hedgerow units.
- 6.60 Therefore, the BNG Strategy comprises of both on-site enhancements and off-site enhancements.
- 6.61 These discussions are ongoing; however, GMEU have recently identified a number of suitable sites for enhancement within the locality of the site which could provide the required off-setting to achieve a 10% net gain in biodiversity. These sites are to be reviewed in further detail with GMEU and Rochdale Council to agree the appropriate off-setting strategy.

Landscape

- 6.62 A detailed Landscape and Visual Impact Assessment has been carried out, which considers the potential impact of the development on the landscape and key viewpoints within the local area. The Assessment confirms the effects on landscape features and landscape character as a result of the proposed development are not significant. This confirms that the proposed development would have a beneficial effect on landscape features through the introduction of open spaces, tree and grassland planting along the site boundaries and within the river corridor. Residual effects, once the proposed planting has matured, are considered to be minor neutral-negligible. Due to the landscape enhancements proposed within the southern half of the site, it is considered that there would be beneficial impacts on landscape features as a result of the development.
- 6.63 Existing trees and hedgerows within the site will be retained wherever possible, and will be enhanced through the provision of a high quality landscaping scheme which will provide opportunities for biodiversity enhancements. Additionally, substantial new accessible Green Infrastructure will be provided within the site, including two 'green corridors' within the eastern and western parcels of the site, providing areas of POS and pedestrian and cycle links through the site to enhance connections between the existing urban area, the proposed new residential development and Smithy Bridge Station.
- 6.64 The proposed development can therefore be demonstrated to be consistent with this criterion.

e) There is evidence that the land is physically suitable for the scale and type of development proposed

- 6.65 The development proposals have been devised based on a thorough constraints-based exercise and effectively respond to the conditions of the site. Following the extensive technical surveys that have been undertaken, Taylor Wimpey is satisfied that the site is physically suitable for the scale and type of development proposed.

- 6.66 Both GMCA and RBC have also indicated their ‘in principle’ support for the development of the site through identifying the site as a draft housing allocation in the Publication draft PfE.
- 6.67 As noted above, there will be no unacceptable impact on the area’s landscape, biodiversity or wider green infrastructure value and the application documents collectively demonstrate that there are no other environmental or technical constraints that would prevent the site from being developed for housing.
- 6.68 As such the site is capable of accommodating the proposed development without resulting in any significant adverse impacts. Indeed, the development provides opportunities to deliver a net gain in biodiversity through the implementation measures identified in the Ecological Assessment.
- 6.69 The proposed development also accords with the requirement for development in the Pennine Fringe to comprise new housing which is appropriate to the character of the Borough, as demonstrated through the Design and Access Statement. The proposed development is designed sensitively and with the existing site surroundings in mind. It will make a positive contribution to the character of the area. This element is considered further below.
- 6.70 In light of the above, it can be concluded that the proposed development complies with this criterion.

f) The development and supporting infrastructure is capable of being delivered

- 6.71 The supporting technical reports, which are summarised in detail below, confirm that the proposed development and necessary infrastructure are capable of being delivered on the site. Where new / enhanced infrastructure cannot be accommodated on-site, Taylor Wimpey is committed to providing relevant financial contributions towards their provision off-site (subject to viability considerations).
- 6.72 The infrastructure to be provided as part of the proposed development will be secured through a combination of Section 106 and Section 278 Agreements. However, the level of contributions that can be committed and the purpose to which this is put will be heavily dependent upon viability considerations in accordance with prevailing policy⁵⁶. Those contributions will need to consider the priority afforded to the following:
- On-site provision of Public Open Space, including a Locally Equipped Area of Play (LEAP), and arrangements for maintenance
 - Financial contributions (to be secured via Section 106 Agreement) towards the provision of:
 - Additional primary and secondary school places within the local area
 - Outdoor sports provision (e.g. playing pitches) off-site

⁵⁶ Paragraph 58 of the National Planning Policy Framework (MHCLG, July 2021)

- Local highways improvements
- Affordable housing
- Works to the adopted highway to create the proposed access from Smithy Bridge Road (to be secured via Section 278 Agreement).

6.73 Taylor Wimpey is committed to continuing to work with RBC to progress detailed discussions about relevant financial contributions as the application progresses. Taylor Wimpey is also committed to developing the site in the short term, with securing planning permission the only notable constraint to doing so.

6.74 As such, the proposed development is considered to be in accordance with this criterion, as well as CS Policies C7 and C8 which relate to developer contributions.

Summary of appraisal against CS Policy G5

6.75 The appraisal above demonstrates that the proposed development accords with each of the six criteria for permissible development of POL under CS Policy G5.

6.76 It is demonstrated that there is a clear need for the provision of deliverable housing sites in the Borough, in particular those that contribute to the delivery of much needed higher value housing. Further, the proposal is in accordance with the spatial strategy and is in a sustainable location; it will not undermine the delivery of other allocated sites; it will not cause unacceptable impacts on the area's existing attributes; it can be readily accommodated on the site; and it will both provide and contribute to the infrastructure required.

6.77 Turley's analysis of RBC's claimed five-year supply indicates that the deliverable supply should be reduced by 717 dwellings which do not accord with the Framework's definition of 'deliverable'. The 'adjusted' supply equates to a **3.4 year deliverable supply** over the five-year period (1 April 2021 – 31 March 2026) when considered against the LHN + 5% buffer and the 85 dpa demolition allowance included in the SHLAA. There is, therefore, a clear and pressing need for additional deliverable housing sites in the Borough to be identified and delivered in the short term.

6.78 It is acknowledged that there are likely to be sites within the urban area which are available for development, but that does not mean that all identified needs can be met by those sites. Indeed, there is a clear indication that such sites are not meeting needs at the appropriate rate and that this is only going to be exacerbated as the urban supply becomes more constrained; a point clearly recognised by the Publication draft PfE.

UDP Policy D/10

6.79 In addition to CS Policy G5, saved UDP Policy D/10 contains further policy relating to the development of POL within the Borough. This is a permissive policy rather than framed to specify the form of development that will be restricted; however, it is clear that the proposed development does not fall within any of the categories listed within Policy D/10 where development will be permitted. As such, it is acknowledged that the proposals do not accord with UDP Policy D/10.

- 6.80 This conclusion was also reached when RBC determined other planning applications for housing development on other POL sites within the Borough; including New Road, Littleborough and the two schemes to the immediate north (Holland Street) and west (Tarnside Close) of the application site. In those cases, the Council concluded that the qualitative and quantitative benefits of providing new homes on those sites outweighed the acknowledged conflict with UDP Policy D/10. This conflict is addressed further within the Planning Balance section of this statement.

Greenspace Corridors

- 6.81 The application site is located within a Greenspace Corridor as defined on the UDP Proposals Map (Policy G/8).
- 6.82 The Roch Valley Corridor is identified as a key landscape feature forming part of Greater Manchester's strategic green infrastructure network at CS Policy G6. The focus within this area is to establish a Roch Valley Trail between Heywood and Littleborough in order to enhance visibility, create and enhance recreation destinations and improve access to and from urban communities.
- 6.83 Through pre-application discussions with RBC and in reviewing decisions made on other sites within the Greenspace Corridor⁵⁷, it has been established that this designation does not preclude the principle of development on the site. It should, however, be taken into account to inform the layout and design of the proposals.
- 6.84 In this regard, a significant proportion of the site closest to the river is not proposed for development. Rather, the development is proposed to be limited to an area that effectively 'rounds off' the existing urban form, in that it extends no further south towards the river. In addition, by its approach to design quality and green infrastructure, the proposed development presents an opportunity to enhance public access to the greenspace corridor along this part of the River Roch, in particular with the significant areas of Public Open Space proposed which will be accessible to both future and existing residents.
- 6.85 A combined foot / cycleway is also proposed through the site, along the link road and connecting into the two green corridors, which will enhance connections in an east – west direction and connect to the Roch Valley Trail; providing recreation opportunities and increased access to the surrounding community.
- 6.86 The proposals clearly comply with UDP Policy G/8 and CS Policy G6 in respect of Greenspace Corridors and the Roch Valley Corridor.

Development and Flood Risk

- 6.87 UDP Policy EM/7 restricts development within designated flood plains unless an appropriate Flood Risk Assessment has been carried out and a number of criteria met. The submitted Planning Layout shows that no development is intended within those areas of the site designated as flood plain. As such, the proposed development will not be at risk of flooding.

⁵⁷ For example, in respect of Land South of Langley Lane and West of Silver Birch Stables, Birch, Middleton (LPA ref. 18/00869/FUL)

- 6.88 A detailed Flood Risk Assessment & Drainage Strategy has been prepared by LK Group, the assessment confirms all relevant consultees have confirmed that there is a negligible to low risk of flooding to this site from all sources except fluvial and surface water. It is recommended that the minimum finished floor levels for the development should be set at a nominal height above the proposed ground levels. This is to allow for overland flow during exceedance flows from an extreme event or a drainage failure.
- 6.89 The proposals comply with UDP Policy EM/7.

Protection of Allotments

- 6.90 UDP Policy G/7 seeks to resist the loss of existing allotments to facilitate development unless a replacement of an equivalent standard is provided. CS Policy G6 also seeks to protect allotments from development.
- 6.91 The main allotment area to the north of the site will be retained; however, there is a small triangular piece of land to the north east of the main area of allotments which is in the ownership of the landowner for the application site and, therefore, within the redline boundary. For a number of years, the landowner has rented this part of the land to a member of the public for use as a chicken-run.
- 6.92 The design evolution of the proposed scheme has addressed comments from the Council, Design Review Panel, and concerns from members of the public which were made when the scheme was first consulted on a number of years ago. This area was of key interest to residents of Brooklyn Avenue and it was requested that extensive screening be incorporated between the existing and proposed properties. As demonstrated on the proposed site layout plan, this has been respected and incorporated.
- 6.93 Furthermore, this area is key to ensure that sufficient pedestrian and cycle links can be provided through the site and into the existing residential area and beyond. This is something that is welcomed by the Council and the Places Matter Design Review Panel to enhance permeability and legibility throughout the site and provide improved connections to Smithy Bridge Train Station, promoting and encouraging the use of sustainable modes of transport.
- 6.94 Therefore, it was considered that the allotment could not be incorporated into the scheme without having a negative impact on the scheme as a whole.
- 6.95 Whilst there is conflict with UDP Policy G/7 and the element of CS Policy G6 relating to the protection of allotments, the benefits resulting from the scheme as a whole are considered to outweigh this policy conflict. This is addressed further in the planning balance section of this Statement. Taylor Wimpey is willing to discuss options for the provision of a replacement allotment, should this be considered necessary.

Recreational Rights of Way

- 6.96 An existing route along the river corridor (adjacent to the application site) is identified on the UDP Proposals Map as a Recreational Right of Way. In addition, an existing Public Right of Way (PROW)⁵⁸ crosses the application site.
- 6.97 The proposed site layout seeks to retain the existing Public Right of Way (PROW) (WAR/FP6); however, the PROW is proposed for diversion to offer an attractive route through the proposed development, as demonstrated on the submitted PROW Plan⁵⁹ and Proposed Site Layout Plan⁶⁰.
- 6.98 The diverted route will continue to provide the link from the west of the site to Smithy Bridge Road; however, will be re-routed to run along the proposed relief road subsequently routing north through the public open space within the proposed development to the north west of the site joining up with the existing PROW route. The route will then follow the existing route south until it will again be diverted to run along the relief road to Smithy Bridge Road. The proposed diversion will ensure that the PROW will be safe and accessible for all users, whilst providing an attractive route through the proposed development.
- 6.99 The PROW will comprise 2m in width along the entire route.
- 6.100 An application under Section 257 of the Town and Country Planning Act (as amended) for the diversion of the PROW will be submitted by Taylor Wimpey following the validation of this planning application.
- 6.101 The proposals will enhance the existing rights of way within the local area, thereby facilitating greater use of these routes by cyclists and pedestrians. The proposals are, therefore, fully compliant with UDP Policy RE/6.

Prior Extraction of Mineral Resources within Mineral Safeguarding Areas

- 6.102 The application site is located within a Mineral Safeguarding Area (MSA) for brick clay, coal and sandstone. This does not definitively mean that these resources are present, but it is a precautionary designation which means that further assessment of the potential for them to be present is required.
- 6.103 A Mineral Resource Assessment has been undertaken to support the application. It utilises desk based research methods to assess the site's underlying geology, before considering compliance with Policy 8 of the GMMP and CS Policy G10.
- 6.104 The Assessment confirms that there is no shallow coal or associated brick clay on the site and that the proximity of existing residential development means that the sandstone resource has no realistic prospect of ever being extracted.
- 6.105 It is therefore demonstrated that the proposals are in accordance with GMMP Policy 8, as exemption criterion 3 is met.

⁵⁸ Reference WAR FP6/FP8

⁵⁹ Drawing ref. P21-2628_DE_016__01

⁶⁰ Drawing ref. P21-2628-003

Summary

- 6.106 Based on the above appraisal, it is considered that the principle of residential development on the site complies with the overall spatial strategy and objectives of the adopted development plan, and a number of other policies that go to the principle of development.
- 6.107 Whilst conflict with the Protected Open Land policy in the UDP (Policy D/10) has been identified, this needs to be considered in the context of a more recent Protected Open Land policy in the Core Strategy which the proposals comply with. Nevertheless, this conflict needs to be considered in the planning balance.
- 6.108 Conflict with UDP Policy G/7 and the element of CS Policy G6 relating to the protection of allotments has also been identified and needs to be considered in the planning balance.

Appraisal against other relevant Development Plan policies

- 6.109 Having considered the principle of development, this section considers whether the proposed development is compliant with other relevant Development Plan policies.

Development Management Policies

- 6.110 Policy DM1 sets out the general criteria against which all development proposals will be expected to comply. Development should be of high-quality design, compatible with surrounding land uses and not adversely affect the amenity of residents or users. The submitted Design and Access Statement demonstrates the high quality and extensive design process that has been undertaken to develop the proposals. It shows how the development fits into the context of its surroundings and contributes positively to the quality of the townscape. The various technical reports submitted in support of the application have assessed the potential effect on the amenity of surrounding residents. This is detailed in the following policy appraisal.
- 6.111 Policy DM2 seeks to ensure planning contributions and infrastructure is secured through development. As stated above at paragraph 6.71 contributions towards new / enhanced infrastructure will be secured through a combination of Section 106 and Section 278 Agreement, subject to detailed viability considerations.
- 6.112 Policy G1 seeks to ensure that CO₂ emissions are not increased through development and that proposals include adaptation measures to combat climate change. The development will incorporate these measures in the form of, *inter alia*:
- 100% dedicated low energy lighting, including all external fittings
 - Windows and doors will be a minimum of 30% more efficient than minimum standards with the Building Regulations
 - Highly efficient space and hot water heating systems. These will be accompanied by thermostatic controls, zoned heating and programmers to ensure that heating is optimally controlled to use the least amount of energy
 - High levels of insulation across all thermal elements within the build

- Thermal blocks are proposed for this development as they are made of a sustainable material which has a high recycled content and excellent insulation and acoustic absorption properties
- High levels of air tightness to be achieved within the construction of the dwelling to reduce unnecessary heat loss. As part of its design and build strategy, Taylor Wimpey is committed to robust monitoring of the standard of construction on site and pre-completion air testing
- Natural ventilation is the most energy efficient form of ventilating a space. To this end, the dwellings will be naturally ventilated via open-able windows and trickle vents.

6.113 These measures also ensure that the development is compliant with the requirements of the Climate Change Adaptation SPD (2012). Further detail is provided within the accompanying Energy Report, prepared by Award Energy.

Design Policies

6.114 The design policies of the CS and UDP have been carefully considered in the design of the proposed development. The Design and Access Statement sets out the principles which have been followed to achieve high quality design and provides a detailed appraisal of the proposed development against relevant design policies, including the standards set out within relevant SPDs.

6.115 The Design and Access Statement concludes that the proposed development represents high quality design, which will result in the creation of an attractive new community which is integrated with the existing built-up area. Dwellings proposed are 2 or 2.5 storey, which reflects existing dwellings in the surrounding area. The materials to be used and the way in which the development will be laid out is consistent with the site's surroundings through the use of selected materials. Specifically, Character area A will predominantly utilise Weinberger Dorton Manor Stock, Character area B will use Forterra Farmstead Antique and Character area C will use Weinberger Durham Claret Stock. Standard brick and stone (Marshalls Cromwell Walling in "Buff").

6.116 The Design and Access Statement identifies that the proposed development accords with the principles and standards set out in the Framework and the Development Plan; in particular CS Policies P1, P2, P3, C6 and DM1 and UDP Policy G/8(B).

Ecology

6.117 This application is accompanied by an Ecological Assessment, which has been undertaken by TEP.

6.118 The Ecological Assessment confirms that the site comprises a large area of semi-improved neutral grassland, along with other smaller areas of habitat. Based on the surveys completed, the Assessment makes a number of recommendations, including those listed below:

- A Construction Environmental Management Plan (CEMP) will be produced to minimise potential for site run off / pollution.

- Pre-construction badger survey to confirm whether they have moved into the area.
- Production of a Sensitive Lighting Strategy for both construction activities and the completed development to maintain dark corridors along retained features.
- Incorporation of a comprehensive nest box scheme into the masterplan layout to replace lost breeding opportunities for a range of species.

6.119 TEP have also completed a BNG Assessment in relation to the proposed development.

6.120 The BNG Assessment confirms there is currently a 36.90% loss of habitat units on the site, despite the proposed on-site enhancements noted earlier in this Statement. Taylor Wimpey is in continual dialogue with Greater Manchester Ecology Unit (GMEU) and Rochdale Council to agree a biodiversity offsetting strategy, which will ensure a 10% net gain in biodiversity is achieved.

6.121 Therefore, the BNG Strategy comprises of both on-site enhancements and off-site enhancements.

6.122 These discussions are ongoing; however, GMEU have recently identified a number of suitable sites for enhancement within the locality of the site which could provide the required off-setting to achieve a 10% net gain in biodiversity. These sites are to be reviewed in further detail with GMEU and Rochdale Council to agree the appropriate off-setting strategy.

6.123 As is clearly evidenced, with introduction of reasonable mitigation measures, the proposals comply with relevant CS and UDP policies relating to ecology⁶¹.

6.124 The Biodiversity and Development SPD supplements the relevant policies of the Core Strategy and, as the proposals are found to comply with relevant ecology policies of the development plan, they also comply with the provisions of the SPD.

Health

6.125 In order to satisfy the requirements of Policy C6, a Health Impact Assessment (HIA) of the proposed development has been undertaken by Turley to review the available health facilities in the vicinity of the application site. The HIA confirms that there is sufficient capacity within existing health facilities to serve new residents. As such, developer contributions for health infrastructure are not necessary, and the proposals comply with CS Policy C6.

Trees

6.126 Urban Green has undertaken a Tree Survey of the existing site and an Arboricultural Impact Assessment (AIA) of the proposed development. The AIA confirms the proposed development necessitates the removal of six trees, four hedges and sections of a further one hedge and one group. These are all low value.

⁶¹

CS Policies G7 and C6 and UDP Policy G/8(A) and NE/2

6.127 On this basis, the AIA makes a number of recommendations, including:

- The aforementioned tree loss is mitigated by tree planting and the production of a robust soft landscaping scheme.
- Tree protection fencing and ground protection will need to be installed in the relevant areas.
- Supervised excavation will be required with possible root pruning on some trees indicated on the accompanying Tree Protection Plan.
- Prior to any tree works being carried out trees should first be assessed for their suitability for protected species by a suitably qualified and experienced ecologist.

6.128 The proposed development takes into account the recommendations of the technical consultant and does not, overall, adversely affect existing trees on site. The proposals, therefore, comply with CS Policies P1, G7 and DM1.

Transport and Access

6.129 The submitted Transport Assessment confirms the following:

- Access to the site will be via a new simple T-junction off Smithy Bridge Road which will also form part of the residential relief road in the longer-term. A total of four priority T-junctions will be provided onto the residential relief road within the application site, to serve the development parcels.
- The access junction has been designed to accommodate the forecast development traffic and separate provision is made within the junction design for pedestrians and cyclists, including the implementation of a new puffin crossing immediately south of the proposed access. The capacity assessments contained within this TA clearly show that the proposed Smithy Bridge access junction will operate well within capacity.
- The accessibility appraisal has demonstrated that there is a range of existing facilities and services within walking/cycling distance for new residents, including primary and secondary schools, GP surgeries, employment areas and shops. Furthermore, the existing bus and rail services provide linkages to Rochdale, Littleborough and other local areas as well as to wider destinations including Manchester and Leeds, offering access to additional facilities in these locations.
- The impacts of the development upon the surrounding highway network have been tested across a study area agreed with Rochdale Council during pre-application scoping discussions. The development is expected to generate fewer than 100 two-way vehicle trips during the peak hours, with lower levels at other times. This equates to less than two vehicles per minute in any direction across the wider highway network.
- The junction capacity assessments conducted demonstrate that the addition of the development traffic will not have a significant detrimental impact on the surrounding local highway network, including at junctions along the A58 Halifax

Road and along Smithy Bridge Road, including at the level crossing associated with the railway station.

- The impact of the development at the signalised junction of the A58 Halifax Road / Smithy Bridge Road would be to increase queuing on several approaches to the junction. However, the increased levels of queueing are not considered to be significant and the traffic would not have a detrimental impact upon the operation of the junction. The impacts of the proposals are therefore not severe within the context of the NPPF.
- The proposed development would deliver the eastern section of the Council's proposed residential relief road, representing the delivery of c.one third of the length of the new route. This would offer relief to the A58 Halifax Road corridor and reduce the development traffic flows passing through the A58 /Smithy Bridge Road signalised junction once the route is complete.
- The proposed development is not reliant on RBC's proposed residential relief road, in so far as it is agreed with RBC that whilst the development will add traffic to the A58 corridor, the development could proceed in advance of the completion of the full route between Smithy Bridge Road and Albert Royds Street. This is also confirmed within the PfE evidence base documents, which note that the development will be responsible for delivering the eastern section of the route and the supporting traffic analysis set out within the Locality Assessment transport evidence for GMA25 Roch Valley concludes that the residential relief road is a 'supportive mitigation' (i.e. not essential to the delivery of any one allocation) rather than 'necessary mitigation' (i.e. essential for a site to come forward), to facilitate the development.

6.130 In this way, the proposals comply with CS Policies P3, G1, C6, T2 and DM1.

Ground Conditions

6.131 LK Group has carried out a full site investigation including a Slope Stability Risk Assessment and a Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy. The Assessments provide in depth overview of the site in relation to ground conditions and contamination including recommendations and a remedial strategy. Such recommendations include:

- The relevant contractors should be briefed that during development works at the site should any unusual ground conditions and / or visual or olfactory evidence of contamination (including asbestos containing material) be encountered at the site.
- Removal of all reworked topsoil / made ground from garden and soft landscaping and raise levels (as required) with suitably chemically validated subsoil and topsoil.
- It is recommended that a Water Pipeline Assessment is undertaken once the location and depth of potable water pipes are known. It is possible that barrier pipe will be required in the east of the site

- 6.132 The recommended remediation should be validated to ensure it has been carried out. This should be documented in a Completion/Verification Report and submitted to the local authority.
- 6.133 Subject to the further investigations and detailed recommendations within the Site Investigation being secured, the proposals comply with CS Policies G9 and DM1. Such measures can be secured via standard planning conditions.

Flood Risk and Drainage

- 6.134 A Flood Risk Assessment has been carried by LK Group out in order to assess the level of flood risk to the proposed development. The Assessment confirms each of the relevant consultees have confirmed that there is a Negligible to Low risk of flooding from all sources except fluvial and surface water. Further, the Assessment recommends that the minimum finished floor levels for the development should be set at a nominal height above the proposed ground levels. This is to allow for overland flow during exceedance flows from an extreme event or a drainage failure.
- 6.135 Subject to the detailed recommendations being secured, the proposed development complies with CS Policies G8 and C6 and UDP Policies EM/7 and EM/8.

Noise

- 6.136 A Noise Impact Assessment has been carried out by Ensafé and is submitted alongside this application. The assessment indicates that the assumed 30 dB Rw + Ctr attenuation of typical double-glazing configuration (6/12/6) will be sufficient to control sound ingress into dwellings, however some proposed dwellings along the northern border of the site will require passive ventilation as the assumed 15 dB Rw + Ctr attenuation provided by a partially open window would not be sufficient. The facades requiring alternative ventilation are identified in Figure 3 of Appendix III. Only two gardens are predicted to receive a noise level above the lower external amenity daytime criterion of 50 dB, stated within BS8233:2014, and these gardens do not exceed the upper criterion of 55dB.
- 6.137 The proposals comply with the relevant national and local policies.

Open Space

- 6.138 In accordance with CS Policy G6, the proposed development complies with the relevant standards and incorporates a total of 1.24 ha of Public Open Space (POS), with a further 4.91 ha of Open Space.
- 6.139 The proposals comply with CS Policies G1, C6, C8 and DM2.

Air Quality

- 6.140 Ensafé has carried out an Air Quality Assessment which is submitted alongside this application. This concludes that, the use of good practice control measures would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level. The site is therefore considered suitable for proposed end use without the implementation of protective mitigation techniques.
- 6.141 The proposals comply with the relevant national and local policies.

Landscape and Visual Impact

6.142 Due to the topography and landform of the site, Randall Thorp has undertaken a detailed Landscape and Visual Impact Assessment (LVIA) in order to inform the detailed site layout.

6.143 The LVIA is submitted as part of the planning application, and concludes that the effects on landscape features and character as a result of the proposed development are not significant as:

- The proposed development would cause a beneficial effect on landscape features through the introduction of open spaces, trees and grassland planting along the site boundaries and within the river corridor.
- Once the planting has matured, it is considered the residual effects are considered to be minor adverse-negligible.
- There would be some moderately adverse visual effects to some existing private residents, although visual amenity would be unaffected.
- There would be minor adverse or negligible effects on the views from the existing PRoW.
- There would be minor beneficial residual effects on the views from Smithy Bridge Road as a result of tree planting.

6.144 As such, the proposals comply with CS Policies P2, P3, DM1 and UDP Policy G/8/A.

Heritage

6.145 RPS has prepared a Heritage Statement which accompanies the planning application. The Heritage Statement confirms there are no designated heritage assets within the study site. The proposed development will result in changes in long distance view to a number of non-designated heritage assets, it is considered there will be no harm to the significance of these designated heritage assets by the proposed development.

6.146 The Heritage Statement confirms that the proposed development will not cause harm to any of the identified heritage assets, in accordance with CS Policy P2.

Archaeology

6.147 RPS has produced an Archaeological Desk Based Assessment to support this planning application. The Assessment concludes there are no archaeological designated heritage assets on the study site and the archaeological designated heritage assets within the surrounding area are screened from the site by intervening built development and topography. The study site has no historic associations with any archaeological designated heritage assets and therefore the proposed development will not directly or indirectly impact upon the heritage significance of any archaeological designated heritage assets.

6.148 There are three non-designated archaeological assets recorded within the study site, all of which are considered to be of no more than local importance.

- 6.149 The Assessment confirms, in light of the site's low potential, the archaeological interest of the site can be secured by an appropriately worded planning condition for a programme of archaeological investigation and recording attached to consent.
- 6.150 The conclusions made by the report demonstrate the proposals are compliant with UDP Policy EM/7 and CS Policy P2.

(B) Other Material Considerations

- 6.151 Both the 2004 Act and the Framework refer to other material considerations that may be taken into account in the decision-making process. In this case, the principal material consideration is the Framework, together with other relevant documents including locally-adopted SPDs, the emerging PfE and Rochdale Allocations Plan and associated evidence base documents.

National Planning Policy Framework

- 6.152 The Framework confirms the importance of ensuring that a sufficient amount and variety of land can come forward where it is needed to support the Government's objective of significantly boosting the supply of homes⁶². LPAs are required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing, including an appropriate buffer to ensure choice and competition in the market for land⁶³.
- 6.153 The implications of not being able to demonstrate an up-to-date five-year housing land supply are significant. As confirmed by paragraph 11 of the Framework, without a five-year housing land supply, the policies which are most important for determining the application should be considered out-of-date and housing proposals should be considered in the context of the 'tilted balance' set out at paragraph 11d) of the Framework. This requires planning permission to be granted unless:
- i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.*
- 6.154 There are no specific policies in the Framework that indicate the development should be restricted. Therefore, the application falls to be considered against paragraph 11d)ii and planning permission for the proposed development should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 6.155 **Table 6.5** assesses the proposals against the relevant policies in the Framework.

⁶² Paragraph 60, National Planning Policy Framework (July 2021)

⁶³ Paragraph 74, National Planning Policy Framework (July 2021)

Table 6.5: Appraisal against relevant policies in the Framework

Section	Appraisal of Proposed Development
Section 5: Delivering a sufficient supply of homes	Delivery of 199 new homes on the application site will make a notable contribution towards meeting identified housing needs within the Rochdale Borough and, in turn, national policy objectives to ‘boost significantly’ the supply of housing. The commitment to focusing delivery on larger, family homes reflect identified needs in the Pennine Township and Rochdale Borough and, therefore, aligns with national policy in terms of ensuring that specific needs are identified and met ⁶⁴ .
Section 6: Building a strong, competitive economy	The Framework confirms that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development⁶⁵. The proposals will make a significant contribution towards local priorities for economic development. It will provide a high-quality housing offer capable of attracting highly skilled workers into the area, who will help to support and grow the type of businesses desired in the Borough in the future. In addition, local jobs will be created through the construction stage and new residents will contribute towards a significant rise in expenditure to support the local economy and generate additional Council Tax receipts. The proposed development will therefore make an important contribution towards the achievement of sustainable economic growth in the Rochdale Borough and is fully supported by the requirements and advice of the Framework. Indeed, Paragraph 81 is clear that “significant weight” should be placed on the need to support economic growth through the planning system.
Section 8: Promoting healthy and safe communities	The location of the application site ensures that the development will contribute positively to this objective. The development proposes new pedestrian and cycle links to the surrounding area, enhancing permeability and ensuring that it is not a stand-alone development. It is an ideal location for residential development, located immediately adjacent to a vibrant and sustainable residential area and in close proximity to existing local facilities and services which are easily accessible by foot, bicycle and public transport. The detailed proposals show how the development will create informal recreation open spaces and permeable and legible pedestrian and cycle routes through the site and into surrounding residential areas.
Section 9: Promoting sustainable transport	The Transport Assessment, as summarised above, confirms that the site is accessible to a wide range of key facilities and services within walking / cycling distance, and there are a wide range of opportunities for sustainable transport modes in the local area, therefore, reducing the reliance on car-based travel.

⁶⁴ Paragraph 59, National Planning Policy Framework (July 2021)

⁶⁵ Paragraph 80, National Planning Policy Framework (July 2021)

	The proposed access arrangements have been designed to provide safe and suitable access to the site for all users. The access proposals include a comprehensive package of associated pedestrian and cycle measures. A Framework Travel Plan has been prepared and outlines a range of measures which will be promoted to residents in order to encourage sustainable travel patterns from the site. This includes the provision of a Residents' Welcome Packs, a travel notice board, community website and personalised travel planning to enable residents to make informed choices about their travel options. Each dwelling will include an EV charging point.
Section 11: Making effective use of land	The Framework seeks to promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions . Whilst only approximately half of the application site will be developed, the southern element of the site will be retained as open space in order to retain a 'green corridor' along the river valley. The extent of built form respects the existing extent of surrounding development, and varying levels across the site. The development will achieve an average density of 30 dwellings per hectare (dph) across the site; this is considered to be appropriate in the context of the site constraints and consistent with the character of the existing urban area. The undeveloped part of the site will serve a number of functions including as Public Open Space, drainage attenuation, a landscape buffer and recreational routes.
Section 12: Achieving well-designed places	The planning application is submitted in full and supported by a detailed Design & Access Statement which demonstrates how the development will be assimilated into the wider area. The analysis within the Design and Access Statement is summarised elsewhere within this Planning Statement. This demonstrates how the scheme will achieve a high-quality of design and create an attractive local environment, including through the implementation of a comprehensive landscape scheme and the inclusion of Character Areas.
Other relevant chapters	The detailed analysis presented earlier in this appraisal demonstrates how the proposal reflects and will make positive contributions towards each of the following national policy objectives: • Meeting the challenge of climate change, flooding and coastal change (Section 14) • Conserving and enhancing the natural environment (Section 15) • Conserving and enhancing the historic environment (Section 16) • Facilitating the sustainable use of materials (Section 17)

Conclusion on compliance with the Framework

6.156 It is clear from the above appraisal that the proposals are entirely consistent with the Framework and represent sustainable development when considered against the requirements of the Framework as a whole. The proposed development will deliver

significant benefits (these are explored further at paragraph 6.177) and no adverse impacts have been identified when considering the Framework as a whole; let alone any adverse impacts that would ‘significantly and demonstrably’ outweigh the benefits of the development. In the circumstances, the Framework dictates that planning permission should be granted.

- 6.157 Compliance with national planning policy is a material consideration capable of being attributed significant weight; particularly in the context of the imperative to boost housing supply and the current shortfall in a deliverable five-year housing land supply in Rochdale.

Supplementary Planning Documents

- 6.158 RBC has a number of adopted SPDs which provide additional detail and guidance to support policies within the adopted development plan.
- 6.159 The proposed development has been appraised against the development plan in part (A) of this section. That appraisal concludes that the proposals are consistent with the strategic objectives, spatial strategy and all relevant policies of the development plan.
- 6.160 As the proposals have been found to comply with those planning policies to which the SPDs relate, they also comply with the provisions of all relevant SPDs.

Emerging Places for Everyone Joint Development Plan (PfE)

- 6.161 As summarised in Section 5 of this Statement, a key aim of PfE is to develop Greater Manchester into a top global city⁶⁶, recognising that a strong economy, highly skilled residents and a high quality of place and environment will be required. To achieve this, the spatial strategy seeks, *inter alia*, to deliver significant growth in the northern boroughs (including Rochdale) in order to boost their competitiveness.
- 6.162 The identification of the application site as a draft housing allocation in PfE (JPA24) demonstrates recognition by RBC and the GMCA that the site is suitable for development and within a sustainable location, and that land within the urban area is not sufficient to meet housing needs going forward.
- 6.163 The Site Allocation Topic Paper confirms that *“this site provides an excellent opportunity to deliver a high-quality housing scheme and associated facilities which maximises the potential of this attractive and sustainable location”*⁶⁷.
- 6.164 It goes on to reflect on the ongoing masterplanning work which *“will ensure that the development will be of a high quality and include the provision of open spaces and attractive routes linking in to the existing urban area, notably the nearby Smithy Bridge train station”*⁶⁸.
- 6.165 In accordance with the draft allocation policy wording, the proposed development:

⁶⁶ Publication Version PfE, paragraph 2.17

⁶⁷ Paragraph 2.1, Site Allocation Topic Paper, JPA24 Roch Valley – PfE 2021

⁶⁸ Paragraph 30.2, Site Allocation Topic Paper, JPA24 Roch Valley – PfE 2021

- Delivers 199 homes, including higher value homes
- Achieves excellent design and sustainability through masterplanning, ensuring a comprehensive development
- Safeguards land between the River Roch and the northern part of the site to deliver flood alleviation benefits
- Has regard to the river valley setting in terms of design and layout, as demonstrated in accompanying application documents
- Protects archaeological features and will be carried out in accordance with the recommendations in the archaeological assessment
- Maintains and enhances pedestrian and cycle routes throughout the site
- Provides 100% EV charging across the site
- Mitigates impact on the highway network, including providing improvements
- Provides the eastern section of a residential relief road
- Provides a financial contribution to education facilities in the Borough, subject to ongoing discussions with RBC

6.166 As such, the proposed development is in full accordance with the draft PfE policy relating to the site (JPA24).

6.167 PfE is presently undergoing examination and the draft policies can, therefore, only be attributed limited weight in the determination of this application.

6.168 PfE is however supported by a substantial evidence base that has been prepared over a number of years. This evidence base includes documents that demonstrate the need for the level of housing growth proposed in PfE and contains a detailed site selection methodology to justify why the proposed allocations are suitable for development. The evidence base is material to this planning application and can be afforded significant weight.

Emerging Allocations Plan

6.169 RBC is currently preparing the Allocations Plan which is intended to identify sufficient land to meet the housing and employment needs identified in the CS. The first draft of the Allocations Plan was subject to consultation between September and November 2018 and did not seek to allocate additional greenfield sites beyond the existing urban area (such as the application site), as the Council considered that sufficient land was available within the urban area and on consented sites to meet the needs identified in the CS.

6.170 The Allocations Plan is at a very early stage of preparation. Furthermore, the future of the plan is very much dependent on the outcome of the ongoing PfE examination. In this context, the contents of the plan can only be afforded very limited weight in decision-taking at the current time.

Local Plan Evidence Base

- 6.171 As confirmed in Section 5 of this Statement, the Council's evidence base confirms that the provision of larger, higher value family housing is required in order to attract and retain higher income earning households and skilled workers to underpin the local economy.
- 6.172 The housing proposed on the application site will respond to these identified needs; helping to diversify the existing housing stock in the Borough and retain economically active households within Rochdale on a site that has been identified as being suitable for such development through the emerging PFE.

Summary

- 6.173 The proposed development has been appraised against relevant policies of the adopted development plan and other material considerations, including the prevailing policies of the Framework.
- 6.174 Overall, the proposal responds positively to the strategic objectives, spatial strategy and general housing policies of the adopted development plan. It is also found that the proposal accords with the Protected Open Land and Greenspace Corridor policies of the Core Strategy which apply to the site. Conflict with the Protected Open Land policy of the UDP and policies relating to the protection of allotments⁶⁹ does arise, but the proposal is consistent with and gains support from all other policies of the development plan.
- 6.175 It has been demonstrated that RBC is unable to identify a supply of deliverable housing land sufficient to meet its five-year requirement. In the circumstances, the Framework confirms that the policies which are most important for determining the application are out-of-date and that the 'tilted balance' applies; i.e. planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole⁷⁰.
- 6.176 The proposals have been appraised against the policies in the Framework at **Table 6.5** and found to be entirely compliant. No adverse impacts have been identified. As such, the Framework dictates that planning permission for the proposed development should be granted.
- 6.177 In respect of other material considerations, it is found that:
- The application site is within the control of Taylor Wimpey; a major national housebuilder with a reputation for delivery of family housing. The delivery of the proposed development will make a significant contribution to the supply and delivery of the type of housing required in the north of the Borough.

⁶⁹ UDP Policy G/7 and the element of CS Policy G6 relating to the protection of allotments

⁷⁰ In accordance with Paragraph 11d)ii of the Framework

- The proposals are entirely consistent with up-to-date national planning policy contained within the Framework and represent sustainable development when considered against the requirements of the Framework as a whole.
- The standard method for calculating local housing need and the Publication version of PpE (which has been submitted for examination) highlight the importance that the housing requirement identified in the CS is considered as a 'minimum' and not a 'ceiling' on development. In this context, it will be important to ensure that planning permission continues to be granted for sites that would contribute towards meeting identified needs and represent sustainable development (such as the application site).
- RBC and the GMCA identified the application site as a draft housing allocation within the emerging PpE. Whilst only limited weight can be attributed to PpE given that it is presently undergoing examination, the identification of the site indicates recognition that it is suitable for development and within a sustainable location. The evidence base which assesses the suitability and sustainability of the site to deliver new housing is highly relevant and capable of being given significant weight as a material consideration when determining the application.
- RBC has previously granted planning permission for residential development on sites within the immediate locality of the site, and elsewhere within the Borough, which are subject to the same principal policy designations as the application site (including POL and Greenspace Corridors). In granting such permissions, RBC has accepted that an element of policy conflict can be outweighed by material considerations, including the need to increase housing delivery across the Borough, and diversify the existing housing stock; particularly within the northern part of the Borough (where the application site is located).
- It has been evidenced throughout this statement that the delivery of the proposed development will provide a number of benefits locally, regionally and nationally, including:
 - **Contribution to the delivery of housing at a local level** – The development will be undertaken by a national housebuilder with a track record for the delivery of residential units, thus assisting RBC to alleviate their low delivery rates.
 - **Improvements in housing mix and choice** – The proposed development will provide a balanced mix of dwellings, providing a choice of type and size, with an emphasis on improving the quality and quantum of family housing in the north of the Borough, in line with the Council's aims and the development plan strategic objectives and policies.
 - **Creation of a high-quality residential environment which respects the character of the area** – The development has been carefully designed to respond positively and sympathetically to its built and environmental context and the character and appearance of the surrounding area.

- **Development in a sustainable location** – The development is within close proximity to local shops and services and will provide enhanced pedestrian and cycle connections through the site. The development will also provide the eastern phase of a residential relief road aimed at relieving congestion on the A58 once complete.
- **Provision of new landscaping** – a high quality landscape setting and external surfacing and enclosure materials are proposed. This will be provided in close proximity to the proposed housing to meet the needs of both new and existing residents.
- **New public open space** – the site will allow the wider public to access land which was not previously open to public use. This includes areas of public open space which will benefit new and existing residents.
- **Ecological enhancement opportunities** – The landscaping strategy for the site will allow for ecological enhancement and will result in a net benefit to biodiversity.
- **Investment in the local area** – The applicant will invest a figure of approximately £36.7 million into the construction of the proposed development.
- **Creation of employment opportunities** – The construction phase of the development will create 85 gross direct FTE roles, 75 net direct FTE roles and 40 indirect / induced FTE roles.
- **Uplift in economic output** - £6.9 million of GVA economic uplift per annum of construction will be created by the proposed development.
- **Local spending increase** – The proposed development is likely to generate a £2.5 million uplift in annual retail expenditure and £1.2 million uplift in annual leisure expenditure. £1 million is likely to be spent by residents upon first occupation in order to make a ‘house feel like home’.
- **Increase in revenue for RBC** - £420,000 of additional Council Tax receipts will be generated per annum for Rochdale Council.
- **Economically active residents** – The proposed development could house 205 working age, economically active residents, resulting in a £4.6 million uplift in gross annual income.
- **Support for the transition to a low carbon future** – The development will mitigate and can adapt to future climate change through sustainable design and a commitment to deliver high quality, energy efficient and low carbon homes. It will meet national housing standards in relation to carbon reduction and promote sustainable travel choices.

6.178 The following section of this statement considers the planning balance in light of this policy appraisal.

7. Planning Balance

- 7.1 The appraisal undertaken in Section 6 indicates that the proposed development is consistent with the strategic objectives, spatial strategy and housing policies of the adopted development plan, as well as relevant design, environmental and technical policies.
- 7.2 However, conflict with UDP Policy D/10, which relates to the development of POL, and UDP Policy G/7 and the element of CS Policy G6 relating to the protection of allotments, has been identified. It is, therefore, accepted that the proposals are not wholly consistent with the development plan.
- 7.3 It is therefore necessary to perform a planning balance exercise to ascertain whether the limited conflict with the development plan is outweighed by the other material considerations that have been identified.

Policy Conflict / 'Harm'

- 7.4 UDP Policy D/10 is a spatial planning policy which seeks to limit the circumstances in which the development of POL can take place. It is important to note the purpose of the policy and recognise that it is not seeking to prevent development outright and does not protect POL for environmental reasons.
- 7.5 Conflict with the UDP policy relating to POL should be given less weight in the planning balance as the equivalent policy in the more recent Core Strategy (Policy G5) presents a more reasonable approach which acknowledges the prospective need for development.
- 7.6 Conflict with UDP Policy G/7 and the element of CS Policy G6 relating to the protection of allotments has also been identified due to the removal of a single allotment to facilitate the proposed development. Taylor Wimpey is willing to discuss options for the provision of a replacement allotment, should this be considered necessary. As the removal of the allotment will enable the delivery of significant benefits to the scheme as a whole, the policy conflict should be given limited weight in the planning balance.

Other Material Considerations

- 7.7 A number of material considerations have been identified in Section 6 which clearly outweigh the limited conflict with the development plan. These are set out in detail at paragraph 6.177 above and include a range of policy and socio-economic and environmental benefits.
- 7.8 In particular, the proposals have been assessed against the policies of the Framework and found to be entirely consistent. No adverse impacts have been identified; let alone any which would 'significantly and demonstrably' outweigh the benefits of the development when considered against the Framework as a whole. In such circumstances, paragraph 11d) of the Framework dictates that planning permission should be granted.

Conclusions on the Planning Balance

- 7.9 A number of material considerations have been identified which clearly outweigh the limited conflict with UDP Policies D/10 and G/7 and CS Policy G6. The proposal complies with the Strategic Objectives, spatial strategy, housing policies and all relevant 'development management' policies of the development plan.
- 7.10 Subject to planning permission being granted, there are numerous benefits arising from the proposed development, which are set out and quantified through this application.
- 7.11 There are material considerations which add further support weighing strongly in favour of the proposed development and are to be afforded significant weight in the planning balance.
- 7.12 Taking into consideration the benefits of the proposal, its sustainable location, the compliance with the Framework and the applicant's view that paragraph 11 of the Framework is triggered due to a lack of a five-year housing land supply in Rochdale, this application should be approved without delay.

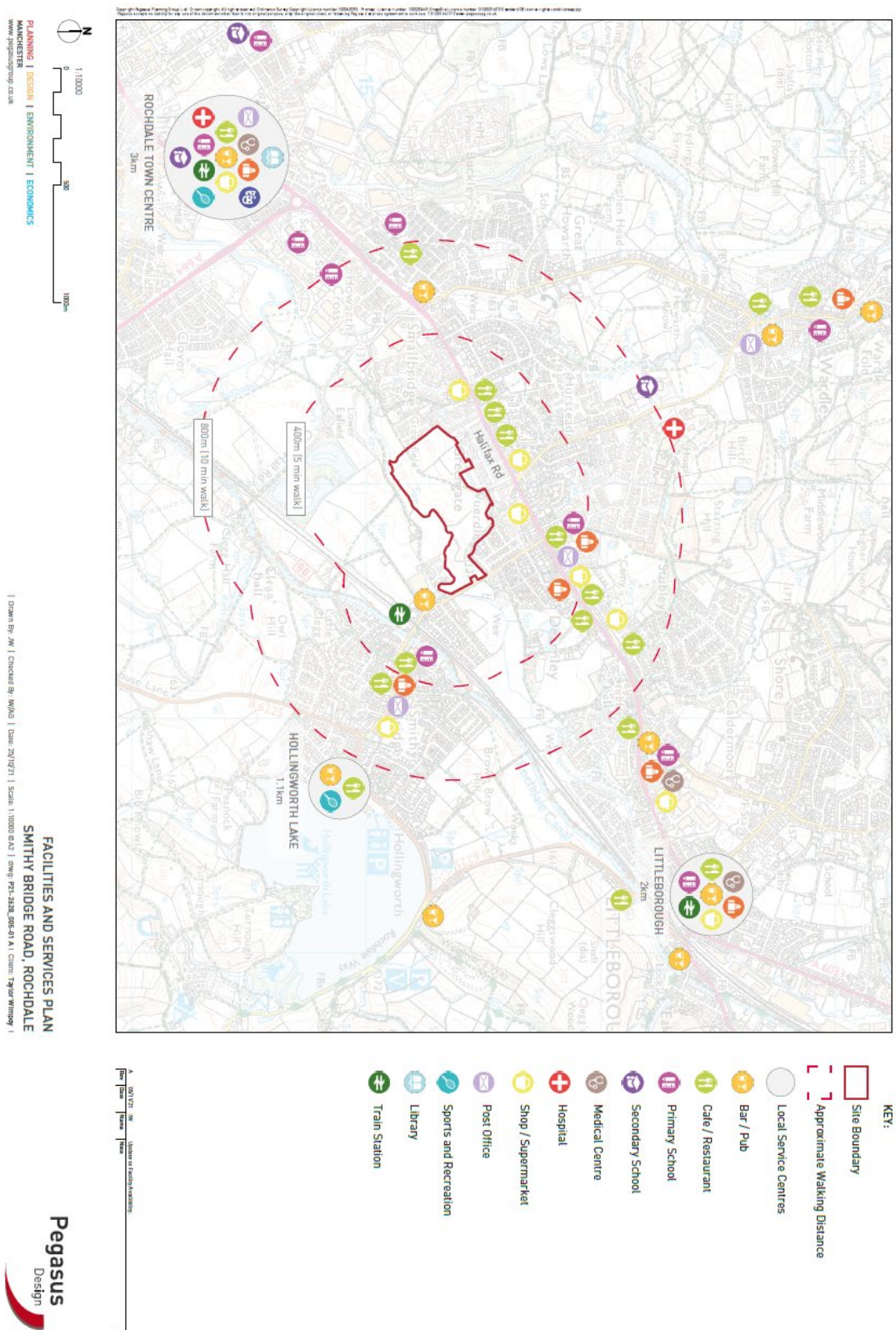
Appendix 1: List of Application Documents

- Covering Letter, prepared by Turley
- Planning Statement, prepared by Turley
- Sustainability and Energy Statement, prepared by Award Energy
- Heritage Assessment, prepared by RPS
- Archaeological Assessment, prepared by RPS
- Tree Survey and AIA, prepared by Urban Green
- Landscape Visual Impact Assessment (including Appendices A-F), prepared by Randall Thorp
- Air Quality Assessment (doc ref. AQ60795), prepared by Ensafé
- Noise Impact Assessment (doc ref. N75330-1R2), prepared by Ensafé
- Land Stability and Contamination, prepared by LK Group
 - Final Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy (doc ref. CL-602-LKC 18 1005-02)
 - Mineshaft Remediation
 - Mining Report (doc ref. Q316 SFK (TLC1004) rep CH LKConsult 011018 (Rev G)
 - Slope Stability Risk Assessment (doc ref. CL-602-LKC 22 1183-01)
- Flood Risk Assessment and Drainage Strategy (doc ref. FRA 21 1165 - R0), prepared by LK Group
- Transport Assessment (doc ref. VACE/JO/dc/ITM11353-010 R), prepared by iTransport
- Travel Plan (doc ref. VACE/JO/ITM11353-011 R), prepared by iTransport
- Health Impact Assessment, prepared by Turley (Economics)
- Ecological Assessment (doc ref. 8776.006), prepared by TEP
- Design Stage BNG Assessment (doc ref. 8776.009), prepared by TEP
- Minerals Assessment (doc ref. ST16721), prepared by Wardell Armstrong
- Crime Impact Statement (doc ref. 2018/0093/CIS/01), prepared by GMP

- Utility Feasibility Report, prepared by TDS
- Statement of Community Engagement, prepared by Turley (Strategic Communications)
- Agricultural Land Classification and Soil Resources, prepared by Reading Agricultural Consultants
- Design and Access Statement (doc ref. P21-2628_200A), prepared by Pegasus Group
- Planning Drawings Pack, prepared by Pegasus Group
 - Site Location Plan (dwg ref. P21-2628_DE_001__01)
 - Proposed Site Layout (dwg ref. P21-2626-003 R)
 - Boundary Treatment Plan (dwg ref. P21-2628_DE_007_B_01 E)
 - Storey Heights (dwg ref. P21-2628_DE_012 C)
 - Hard Landscaping (dwg ref. P21-2628_DE_013 B)
 - Materials Plan (dwg ref. P21-2628-015 B)
 - Waste Management Plan (dwg ref. P21-2628_DE_014_A_01 C)
 - Indicative Street Scenes (dwg ref. P21-2628-003)
 - Landscape Masterplan (dwg ref. P21-2628.100 A)
 - EV Charging Points Plan (dwg ref. P21-2628_DE_018 B)
 - Housetype Drawing Pack (dwg ref. P21-2628 G001-DE) (*in Parts 1-4 for submission purposes*)
 - House Type Identification Plan (dwg ref. P21-2628_DE_019_01 A)
 - Garage Drawing Pack (dwg ref. P21-2628_DE_021)
 - Indicative Play Details (dwg ref. P21-2628.101)
 - Detailed Planting Plan – Sheet 1 of 8 (dwg ref. P21-2628_EN_102_1)
 - Detailed Planting Plan – Sheet 2 of 8 (dwg ref. P21-2628_EN_102_2)
 - Detailed Planting Plan – Sheet 3 of 8 (dwg ref. P21-2628_EN_102_3)
 - Detailed Planting Plan – Sheet 4 of 8 (dwg ref. P21-2628_EN_102_4)
 - Detailed Planting Plan – Sheet 5 of 8 (dwg ref. P21-2628_EN_102_5)
 - Detailed Planting Plan – Sheet 6 of 8 (dwg ref. P21-2628_EN_102_6)

- Detailed Planting Plan – Sheet 7 of 8 (dwg ref. P21-2628_EN_102_7)
- Detailed Planting Plan – Sheet 8 of 8 (dwg ref. P21-2628_EN_102_8)

Appendix 2: Facilities Plan



Appendix 3: Summary of relevant Supplementary Planning Documents

Affordable Housing SPD (March 2008)

The aim of the Affordable Housing SPD is to provide for the affordable housing needs of Rochdale Borough as part of creating mixed and balanced communities. The SPD advises applicants on the Council's preferred methods for ensuring the delivery of affordable housing.

Biodiversity and Development SPD (January 2008), with updates added February 2017)

This SPD has been prepared to highlight biodiversity and development issues within Rochdale Borough and to ensure that all stakeholders understand the potential impacts of development on biodiversity. It provides guidance to supplement the Core Strategy and the Framework, whilst also identifying other relevant plans, policies and strategies which provide advice, guidance or specific requirements for biodiversity.

Provision of Recreational Open Space in New Housing SPD (March 2008)

This document sets out the principles which should be adhered to when considering the provision of open space within new residential developments. It builds on Policy G6 of the CS which seeks to sustain and enhance a green network to support growth and regeneration in the borough and provide a high-quality environment which meets the needs of the community. It sets out that all developments of more than 10 dwellings will be expected to make a financial contribution towards offsite provision or improvement of recreational open space.

Further, it states that any development will 100 bedrooms or more will be expected to make some contribution towards onsite open space, where necessary. RMBC's standard for recreational open space is 2.1 hectares per 1,000 population, comprising 1 hectare of Local Open Space and 1.1 hectares Outdoor Sports Provision.

Climate Change Adaptation SPD (June 2012)

This document outlines actions for developments to help climate change adaptation under eight broad headings: location, layout and orientation, materials / structure, environmental performance, green roofs and walls, rainwater harvesting, Sustainable Drainage Systems (SUDS) and green and blue infrastructure.

Residential Design Guide (September 2007)

This document aims to provide clear guidance to everyone involved in development (including architects, designers, public and private sector developers, house builders and engineers) on the quality of design expected by Rochdale and Oldham Borough Council's. The Guide will be used by Local Authority officers to assess the quality of planning applications.

Public Realm Design Guide SPD (September 2007)

The Design Guide forms one of a series produced jointly by RMBC, Oldham Metropolitan Borough Council and the Oldham Rochdale Partners in Action Housing Market Renewal. It aims to provide clear guidance to everyone involved in designing and constructing streets and space on the quality of design expected by the Boroughs. The guide is used by Council officers to help assess the quality of planning applications.

Design and Planning Process: A Guide to Good Practice (September 2007)

This document aims to provide a guide for all those involved in the process of designing and constructing buildings, streets and spaces to create good quality places, and compliments the series of Design Guides which has been produced jointly by Oldham Metropolitan Borough Council, Rochdale Metropolitan Borough Council and Oldham Rochdale Partners in Action Housing Market Renewal.

Guidelines & Standards for Residential Development SPD (June 2016)

The purpose of this document is to assist the process of ensuring high quality design in residential developments. The guidance focuses on specific issues including residential amenity and nearby residential uses.

Littleborough Town Design Statement SPG (2005)

The purpose of the Design Statement is to influence the management of change within Littleborough. It describes the distinctive character of the settlement and surrounding landscape, identifies character in terms of landscape, setting, settlement structure and nature of buildings, structures and open spaces, draws up design principles based on local character and advocates working in partnership with the local planning authority in respect of the application of existing planning policy and the influence of future policies.

**Appendix 4: Turley Analysis of Rochdale
Council's March 2022 Strategic
Housing Land Supply Assessment**

Five Year Housing Land Supply Assessment

Land at Smithy Bridge Road, Littleborough

October 2022

Contents

Executive Summary	i
1. Introduction	2
2. Planning Policy Context	3
3. Housing Delivery Test	5
4. RBC's Five-Year Housing Land Supply Position	8
5. Identifying the Correct Housing Requirement	12
6. Assessment of the Council's Housing Supply	17
7. Assessing the Supply from Sites Under Construction	22
8. Assessing the Supply from Major Sites with Full Planning Permission	23
9. Assessing the Supply from Minor Sites with Full Planning Permission	26
10. Assessing the Supply from Major Sites with Outline Planning Permission	36
11. Assessing the Supply from Minor Sites with Outline Planning Permission	37
12. Assessing the Supply from "Other Sites Identified for Housing"	40
13. Summary of Taylor Wimpey's Assessment of the Deliverable Five-Year Supply	48
14. Comparison of the Adjusted Deliverable Supply Against the Housing Requirement	52
Appendix 1: Summary of SHLAA Supply from Sites Under Construction	53
Appendix 2: Summary of SHLAA Supply from Major Sites with Full Planning Permission	57
Appendix 3: Summary of SHLAA Supply from Minor Sites with Full Planning Permission	58
Appendix 4: Summary of SHLAA Supply from Major Sites with Outline Planning Permission	65
Appendix 5: Summary of SHLAA Supply from Minor Sites with Outline Planning Permission	66
Appendix 6: Summary of SHLAA Supply from "Other Sites Identified for Housing"	67

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Executive Summary

1. This Statement is prepared on behalf of Taylor Wimpey and assesses Rochdale Borough Council's (RBC) deliverable housing land supply position. The statement reviews RBC's current housing supply evidence, including its March 2022 Strategic Housing Land Availability Assessment (SHLAA), and assesses whether, on the evidence provided, RBC is able to demonstrate a five-year supply of deliverable housing land against its relevant housing requirement.
2. Within its SHLAA, RBC claims that as of the 1 April 2021 it has a deliverable supply of 3,010 dwellings, which against its five-year housing requirement calculated using the adopted Core Strategy housing requirement and a 5% buffer equates to a deliverable supply of 6.5 years.
3. RBC's Core Strategy was adopted on 19 October 2016 is now over five-years old. Therefore, in accordance with paragraph 74 of the National Planning Policy Framework, the RBC's local housing need (LHN) calculated using the standard method should be used for calculating the five-year housing requirement, plus an appropriate buffer. Using the standard method calculation in Section 2a of the Planning Practice Guidance (PPG), RBC's LHN is 520 dwellings per annum (dpa), and therefore its five year requirement, with a 5% buffer, is 2,730 dwellings or 546 dpa.
4. Having reviewed RBC's claimed deliverable supply in the SHLAA it is considered that 717 dwellings should be deducted from RBC's supply position in the SHLAA.
5. As a result of these deductions, the deliverable supply would be 2,293 dwellings. As shown in the table below, against the 2,600 five-year requirement plus a 5% buffer, and including the 85 dpa allowance for demolitions included in the SHLAA, the supply equates to a **3.4 year deliverable supply** over the period 1 April 2021 to 31 March 2026.

Requirement	LHN requirement (dpa)	520
	Five year requirement	2,600
	5% buffer	130
	Total five-year requirement inc. buffer	2,730
	Annual requirement inc. buffer	546
Supply	Adjusted five year supply	2,293
	Annual demolition allowance	85
	Five year demolition allowance	425
	Net adjusted five year supply	1,868
	Years supply (net supply / annual requirement plus buffer)	3.4

1. Introduction

- 1.1 This Statement is prepared on behalf of Taylor Wimpey and assesses Rochdale Borough Council's (RBC) deliverable housing land supply position. The statement reviews RBC's current housing supply evidence, including its March 2020 Strategic Housing Land Availability Assessment (SHLAA), and assesses whether, on the evidence provided, RBC is able to demonstrate a five-year supply of deliverable housing land against its relevant housing requirement.

2. Planning Policy Context

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. National planning policy contained within the National Planning Policy Framework (“the Framework”), and associated Planning Practice Guidance (“PPG”), is a material consideration in the determination of planning applications.

Development Plan Context

- 2.2 The adopted development plan in Rochdale comprises:
- The Rochdale Core Strategy (adopted 19 October 2016);
 - The saved policies of the Rochdale Unitary Development Plan (adopted June 2006);
 - Greater Manchester Joint Waste Development Plan (adopted April 2012); and
 - Greater Manchester Joint Minerals Development Plan (adopted April 2013).

Material Considerations

National Planning Policy and Guidance

National Planning Policy Framework (“the Framework”)

- 2.3 The Framework was originally published in March 2012 and has been updated on a number of occasions; most recently in July 2021. In relation to housing land supply, Section 5 of the Framework “Delivering a sufficient supply of homes” is of relevance and its requirements are identified in this Statement.

Planning Practice Guidance (“PPG”)

- 2.4 The PPG was first published in March 2014 and has been updated numerous times since. Relevant sections of the guidance are discussed in this Statement and include:
- Section 2a: Housing and Economic Needs Assessment;
 - Section 3: Housing and Economic Land Availability Assessments; and
 - Section 68: Housing Land Supply and Delivery.

Local Evidence Base Documents

- 2.5 The following local evidence base documents are considered to be material considerations when considering housing land supply.

March 2022 Strategic Housing Land Availability Assessment (“SHLAA”)

- 2.6 The March 2022 SHLAA has a base date of 1st April 2021 and covers a 15-year period up to 31 March 2037. It is RBC’s most up to date published housing supply evidence. It

identifies sites with the potential for housing and assesses when they are likely to be developed.

- 2.7 Section 6 of the SHLAA seeks to demonstrate a deliverable five-year supply of housing against its Core Strategy housing requirement. It states that RBC has between a 5.5 and 6.5-year supply, depending on what housing requirement is used.
- 2.8 Further detail on the five-year supply assessment in the SHLAA is contained in Section 4 of this Statement.

2017 Annual Monitoring Report ("AMR")

- 2.9 The 2017 AMR covers the period from 1 April 2016 to 31 March 2017 and was updated in July 2019. It is RBC's most up-to-date published monitoring report. Of relevance to this five-year housing land supply assessment, it provides information on annual housing completions over the period 2012/13 to 2016/17.

3. Housing Delivery Test

Policy Context

3.1 The Housing Delivery Test (HDT) was introduced in 2018. Its purpose is to assess whether local authorities are delivering sufficient housing to meet housing requirements set in either Local Plans or by the Government's standard method, and impose sanctions to increase delivery where local authorities have failed to deliver in accordance with requirements.

3.2 The following definition of the Housing Delivery Test (HDT) is provided in the Glossary to the Framework (Annex 1):

"[The HDT] measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November."

3.3 The HDT compares the number of dwellings delivered in a local authority area over the previous three-year period against the housing requirement over the same period. The housing requirement is calculated using the following:

- Where there is an adopted local plan that is less than five-years old either the housing requirement in that adopted plan or the annual local housing need figure calculated using the standard methodology, whichever the lowest; or
- Where there is no adopted local plan or an adopted plan is over five years old, the annual local housing need figure (LHN) calculated using the standard methodology.

3.4 The HDT is expressed as a percentage of homes delivered against the relevant requirement over the previous three years.

3.5 The PPG¹ sets out the consequences if a local planning authority fails to deliver the housing requirement under the HDT. These are:

- If delivery falls below 95% the authority should publish an action plan demonstrating how housing delivery would be accelerated;
- If delivery falls below 85% the authority is required to add a 20% buffer to its five-year housing requirement; and
- If delivery fell below 75% the presumption in favour of sustainable development at paragraph 11 of the Framework would apply.

¹ PPG Paragraph 68-042-20190722

HDT Measurement in Rochdale

- 3.6 RBC's strategic policies setting out its housing requirement are contained in the Core Strategy, which, being adopted in October 2016, became more than five years old in October 2021. For the purposes of the latest (2021) HDT measurement, which assesses delivery against requirements over the period 2018-2021, the Core Strategy requirement was used as it was less than five years old at the time and the figure represented the lowest of the adopted requirement or the LHN calculated using the standard method.
- 3.7 However, for 2019/20, the number of homes required was reduced by an amount equivalent to one month's requirement and for the 2020/21 year, by four month's requirement to reflect the impact of the COVID-19 pandemic on the house building sector.
- 3.8 **Table 3.1** sets out the number of homes required in Rochdale over the three-year period 2018/19 to 2020/21 (the latest HDT period).

Table 3.1: 2021 HDT – Number of Homes Required

2018/19	2019/20	2020/21
460	421	306

Source: 2021 HDT Results: [Housing Delivery Test: 2021 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/housing-delivery-test-2021-measurement)

- 3.9 **Table 3.2** provides a summary of RBC's HDT measurements for the last three years.

Table 3.2: 2021 HDT Results

HDT Year	No. of homes delivered over previous 3 years	3 year housing requirement	HDT measurement
2019	1,947	1,362	143%
2020	2,282	1,341	170%
2021	2,003	1,187	169%

Source: 2021 HDT Results: [Housing Delivery Test: 2021 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/housing-delivery-test-2021-measurement)

- 3.10 As Rochdale's 2021 HDT measurement exceeds 100%, RBC is not currently subject to any of the 'sanctions' identified in the PPG (summarised at paragraph 3.5 above). It is therefore subject to a 5% buffer, as required by Framework paragraph 74.
- 3.11 Whilst RBC has performed well against the HDT measurement, this is due to higher-than-average delivery over the period 2017/18 to 2020/21. Over that period RBC delivered on average 700 dwellings per annum (dpa). However, over the earlier years of the Core Strategy period (2012/13 to 2016/17) only an average of 330 dpa were delivered, much lower than the Core Strategy requirement of 460 dwellings, with no

single year over that period delivering the Core Strategy requirement. The implications of this are discussed in Section 5 of this Statement.

4. RBC's Five-Year Housing Land Supply Position

- 4.1 As referred to in Section 2 of this Statement, RBC's most up to date five-year deliverable housing land supply position is set out in its March 2022 SHLAA; a summary of which is provided below.

Base Date and Five-Year Period

- 4.2 The SHLAA assesses RBC's deliverable five-year housing land supply position from a base date of 1 April 2021 to 31 March 2026.

Five Year Deliverable Supply

- 4.3 As of the base date, it identifies the following five-year deliverable supply:

Table 4.1: Five Year Deliverable Supply Identified in the SHLAA

Source of Supply	No. of Sites	No. of Dwellings
Sites under construction	65	1,279
Sites with planning permission	158	1,013
"Other identified sites for housing"	12	1,143
Windfalls	-	-
Gross Total	262	3,435
Allowance for demolitions	-	425
Net Total	262	3,010

(Source: RBC SHLAA (March 2022))

- 4.4 As noted in **Table 4.1**, RBC includes an allowance in its supply for dwellings that would be lost through demolition. Over the initial 10-year period of the SHLAA, which includes the five-year period from the 1 April 2021 base date, the SHLAA states that large scale dwelling clearance is planned² and therefore reduces the supply by 85 dpa (425 dwellings over the five-year period).
- 4.5 A small windfall site allowance has not been included by RBC for the five-year period, as RBC considers that windfall sites will form part of the identified supply the SHLAA³.
- 4.6 The net deliverable five-year supply identified in the SHLAA is **3,010 dwellings** over the period 1 April 2021 to 31 March 2026.

² Paragraph 5.2

³ Paragraph 4.2

- 4.7 The housing trajectory in the SHLAA does not provide an accurate assessment of the number of dwellings anticipated to be delivered each year during the five-year period. Rather, the trajectory simply divides the total number of dwellings anticipated to be delivered over the five-year period (factoring in the demolitions allowance) and divides that number by 5 to give an estimated delivery of 602 dpa over the five-year period.

Housing Requirement

- 4.8 The SHLAA confirms that RBC has used the Core Strategy housing requirement of 460 dpa to calculate the number of dwellings required over the five-year period⁴.
- 4.9 It identifies a range of housing requirements for the five-year period, based on scenarios where a different buffer would be applied⁵. These scenarios are summarised in **Table 4.2** below.

Table 4.2: Housing Requirements identified in the SHLAA

Scenario	Requirement (dpa)
Core Strategy Target	460
Core Strategy Target plus a 5% buffer	483
Core Strategy Target plus a 10% buffer	506
Core Strategy Target plus a 20% buffer	522

(Source: March 2022 SHLAA, Figure 10)

- 4.10 Paragraph 6.3 of the SHLAA states that due to RBC's performance against the HDT test (as summarised in Section 3 of this Statement), a 5% buffer would be the most appropriate.
- 4.11 RBC has not sought to include any allowance in its five-year housing requirement to account for previous shortfalls or over-delivery of housing. The housing trajectory in the SHLAA⁶ identifies a previous over-provision of 313 dwellings over the initial years of the Core Strategy (2012/13 to 2020/21), as summarised in **Table 4.3** below.

⁴ Paragraph 5.1

⁵ Figure 10, page 20

⁶ March 2020 SHLAA, Figure 9: Housing Trajectory as at 1st April 2021

Table 4.3: Housing Delivery over the Period 2012/13 to 2020/21 Compared to Core Strategy Requirement

Year	No. of Homes Delivered	Difference to Core Strategy Requirement (i.e. 460 dpa)
2012/13	448	-12
2013/14	267	-193
2014/15	313	-147
2015/16	308	-152
2016/17	315	-145
2017/18	799	+339
2018/19	833	+373
2019/20	650	+190
2020/21	520	+60
Total	3,283	+313

(Source: March 2022 SHLAA, Figure 9)

- 4.12 The PPG⁷ states that where more completions have been delivered than required, the additional supply can be used to offset any shortfalls against requirements from previous years. However, there is no requirement for a local planning authority to do so.
- 4.13 RBC has not made an adjustment to the Core Strategy requirement to account for the small over provision against the housing requirement that has accrued over the first nine years of the Core Strategy. Paragraph 5.7 of the SHLAA makes reference to there being no requirement for a local planning authority to make an adjustment for past over-provision, and states that no adjustment has been made because the level of over-provision is relatively small, and the Core Strategy requirement is a target and not a ceiling.
- 4.14 The housing requirement identified in the SHLAA for the five-year period of 1 April 2021 to 31 March 2026 is therefore the unadjusted Core Strategy requirement of 460 dpa with a 5% buffer. This results in a five-year requirement of **2,415 dwellings** or an average of 483 dpa.

⁷

Paragraph 68-032-20190722

Claimed Five Year Deliverable Supply Position in the SHLAA

- 4.15 Based on the five-year housing requirement (Core Strategy requirement of 2,300 dwellings plus 5% buffer) of 2,415 dwellings (or 483 dpa) and the SHLAA's claimed deliverable supply within five years of 3,010 dwellings, the SHLAA assesses that RBC can demonstrate a 6.2 year deliverable supply as of 1 April 2021 base date. This is summarised in **Table 4.4** below.

Table 4.4: RBC's Five-Year Supply Position in 2022 SHLAA

Requirement	Annual Core Strategy requirement	460
	Five-year requirement	2,300
	5% buffer	115
	Total five-year requirement inc. buffer	2,415
	Annual requirement inc. buffer	483
Supply	Gross claimed five-year supply	3,435
	Annual demolition allowance	85
	Five-year demolition allowance	425
	Net claimed five-year supply	3,010
	Years supply (net claimed supply / annual requirement plus buffer)	6.2

5. Identifying the Correct Housing Requirement

5.1 This section reviews whether the five-year housing requirement of 2,415 dwellings, or 483 dpa a year, stated by RBC in the SHLAA is the correct housing requirement for assessing its five-year supply of housing.

5.2 The following staged approach has been undertaken:

- Stage 1: Confirming the base date and five-year period
- Stage 2: Identifying RBC's Local Housing Need figure / housing requirement
- Stage 3: Applying the appropriate buffer.

Stage 1: Confirming the Base Date and Five-Year Period

5.3 The base date of the SHLAA is 1 April 2021. As this is the base date of RBC's most up-to-date evidence, sites that are not currently included within the SHLAA supply cannot be included within the deliverable five-year supply. This includes any sites that were not included in the deliverable supply in the SHLAA that now have planning permission.

5.4 This approach has been confirmed in several appeal decisions, most notably the appeal decision relating to Land of Darnhall School Lane, Winsford, Cheshire⁸. That appeal decision confirms that it would be inappropriate to include new sites after the base date and their inclusion should wait until the next full review of the housing land supply position. To include new sites would effectively result in the base date being altered.

5.5 It is appropriate however to include updated information on sites already included within the five-year deliverable supply at the base date of 1 April 2021. This was confirmed in the appeal decision for the Land to the East of Newport Road and West of Cranfield Road, Woburn Sands, Milton Keynes⁹.

5.6 The base date for this assessment is therefore 1 April 2021 and the relevant five-year period runs to 31 March 2026.

Stage 2: Identifying RBC's Local Housing Need (LHN) Figure / Housing Requirement

5.7 Paragraph 74 and footnote 39 of the Framework require local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in an adopted strategic policies or against their local housing need (LHN) (calculated using the standard method set out in the PPG) where the strategic policies are more than five years old and have not been reviewed.

⁸ PINS ref: APP/A0665/W/14/2212671

⁹ PINS ref: APP/T0435/W/17/3169314

- 5.8 The above is also confirmed in Section 68 of the PPG, which states the following:

“A 5 year land supply is a supply of specific deliverable sites sufficient to provide 5 years’ worth of housing (and appropriate buffer) against a housing requirement set out in adopted strategic policies, or against a local housing need figure, using the standard method, as appropriate in accordance with paragraph 73 of the National Planning Policy Framework.

“The purpose of the 5 year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years. Where strategic policies are more than 5 years old, or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement.”¹⁰

- 5.9 Strategic policies setting out a housing requirement are contained in RBC’s Core Strategy. The Core Strategy was adopted on 19 October 2016. It therefore became five years old on 19 October 2021.
- 5.10 As a result, in accordance with paragraph 73 of the Framework, RBC’s five-year housing requirement should be its LHN calculating using the standard method, plus an appropriate buffer.
- 5.11 The LHN is calculated using the standard method (as set out in Section 2a of the PPG) below.

Step 1: Setting the Base Line

- 5.12 The 2014 household growth projections¹¹ are used to calculate the projected average annual household growth over a 10-year period, using the current year as the starting point.
- 5.13 For RBC, the projected average annual household growth for the period 2022 to 2032 using the 2014 household growth projections is 456.5 dwellings.

Step 2: An Adjustment to take Account of Affordability

- 5.14 The average annual projected household growth figure calculated in Step 1 is adjusted based on the affordability of the area. The most recent median workplace-based affordability ratios¹² published by the Office for National Statistics (ONS) at a local authority level are used.
- 5.15 If the ratio is 4 or below, no adjustment is applied. For each 1% the ratio is above 4, the average household growth baseline should be increased by a quarter of a percent.

¹⁰ PPG reference ID: 68-002-20190722

¹¹ <https://www.gov.uk/government/collections/household-projections#2014-based-projections>

¹² <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

The latest affordability ratio for RBC (2021 figure) is 6.23. Using the formula in Section 2a of the PPG, this gives an adjustment factor for RBC of 1.139, as shown below:

$$\text{Adjustment Factor} = \left(\frac{6.23 - 4}{4} \right) \times 0.25 + 1$$

$$\text{Adjustment Factor} = \left(\frac{2.23}{4} \right) \times 0.25 + 1$$

$$\text{Adjustment Factor} = 0.5575 \times 0.25 + 1$$

$$\text{Adjustment Factor} = 1.139$$

- 5.16 The adjusted average annual projected household growth for RBC is therefore 520 dwellings.

Step 3: Capping the Level of Increase

- 5.17 Step 3 places a cap on any increase to the average annual projected household growth baseline from the affordability adjustment in Step 2. Where the strategic housing policies in an adopted plan are over five-years old, which is the case with RBC's Core Strategy, it caps any increase to 40% above whichever is the higher of the projected household growth identified in Step 1 or the average annual housing requirement in the most recently adopted strategic policies.
- 5.18 For RBC, the average annual housing requirement in the Core Strategy is the slightly higher figure at 460 dpa. A 40% increase to this figure would be 644 dpa. As this figure is higher than the annual housing need figure plus affordability adjustment (520 dpa), no cap is applied.

Step 4: Cities and Urban Centres Uplift

- 5.19 Changes to the standard method published by the Government in December 2020 introduced a 35% uplift for the local authorities with the largest 20 cities by population in England. This does not include Rochdale, and therefore this step is skipped.

RBC's Local Housing Need

- 5.20 Following the above process, the standard method results in a LHN figure of 520 dpa for RBC. This is summarised in **Table 5.1** below.

Table 5.1: RBC's LHN Calculated Using the Standard Method

Step 1: Setting the base line	456.5
Step 2: An adjustment to take account of affordability	Adjustment factor of 1.139
Step 3: Capping the level of increase	No cap required
Step 4: Cities and Urban Centres Uplift	No uplift required
Annual Local Housing Need Figure	520 dwellings

- 5.21 RBC's LHN figure, before a buffer is added, is therefore 520 dpa or 2,600 dwellings over a five-year period.
- 5.22 This LHN figure is RBC's LHN as of 2022. An updated LHN is expected in early 2023 when updated affordability ratios are published by the Government¹³.

Stage 3: Applying the Appropriate Buffer

- 5.23 Paragraph 74 of the Framework states that the supply of deliverable sites should include a buffer (moved forward from later in the plan period) of:
- 5% to ensure choice and competition in the market for land; or
 - 10% where the LPA wishes to demonstrate a five-year supply of deliverable sites through an annual position statement (APS) or recently adopted plan¹⁴, to account for any fluctuations in the market during that year; or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. Footnote 41 confirms that "significant under delivery" is measured against the HDT where this indicated that delivery was below 85% of the housing requirement.
- 5.24 The PPG makes clear that a 5% buffer is a minimum for all local authorities¹⁵.
- 5.25 As set out in Section 3 of this Statement, RBC's HDT score is higher than 85% at 169% and RBC is not therefore required to apply a 20% buffer. RBC has not sought to demonstrate a five-year supply through an APS so the 10% buffer also does not apply. RBC must therefore add a 5% buffer to its LHN for the five-year period.
- 5.26 As is summarised in **Table 5.2** below, this gives an annual housing requirement of 546 dwellings or 2,730 over the five-year period.

Table 5.2: RBC's LHN Calculated Using the Standard Method Plus 5% Buffer

LHN requirement (dpa)	520
Five-year requirement	2,600
5% buffer	130
Total five-year requirement (LHN + 5% buffer)	2,730
Annual requirement inc. buffer	546

¹³ Dates for the publication of updated affordability ratios are not yet available.

¹⁴ As defined by footnote 40 of the Framework

¹⁵ PPG reference ID: 68-022-20190772

RBC's Deliverable Five-Year Housing Requirement

- 5.27 RBC's deliverable five-year housing requirement based on its LHN calculated using the standard method plus a 5% buffer is **2,730 dwellings or 546 dpa**, rather than the 2,415 dwellings or 483 dpa stated in the SHLAA, which is based on the Core Strategy requirement which is now more than five years old.

6. Assessment of the Council's Housing Supply

6.1 The following sections of this Statement review whether RBC's stated five-year supply in the SHLAA is realistic. The following factors are considered:

- Whether the sites included within the stated five-year supply comply with the definition of "deliverable" in the Framework
- Whether the lead-in times assumed by RBC are realistic
- Whether the build-out rates assumed by RBC are realistic, and
- Whether there are any other factors that would reduce or increase delivery on sites included within the claimed five-year supply.

Definition of a Deliverable Site

6.2 As previously referred to, paragraph 74 of the Framework requires LPAs to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. The definition of "deliverable" is provided in Annex 2 of the Framework as follows:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within five years. In particular:

- (a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- (b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*

6.3 An appeal decision relating to an appeal for 72 dwellings at Entech House, London Road, Woolmer Green¹⁶ confirms that the definition of "deliverable" in the Framework is a closed list. Sites that do not comply with the above definitions cannot therefore be included within the five-year supply.

6.4 The Entech House appeal decision also confirms that sites with outline planning permission, permission in principle, and sites allocated in the development plan or identified in a brownfield register (category b sites) can be included within the supply, but there is no presumption of deliverability and it is incumbent on the LPA to justify

the inclusion of the site with clear evidence that housing completions will begin within five-years.

6.5 In relation to category b sites, the PPG¹⁷ confirms the type of evidence that can be provided by the LPA to confirm the deliverability of sites. It is not an exhaustive list, but provides the following examples of evidence:

- Current planning status – for example, on larger scale sites with outline or hybrid permission, how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescales for approval of reserved matters applications and discharge of conditions;
- Firm progress being made towards the submission of an application – for example, a written agreement between the LPA and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- Firm progress with site assessment work;
- Clear and relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

6.6 Appeal decisions have confirmed that where no evidence has been provided for category b) sites, those sites should not be included within the five-year supply. These appeal decisions include:

- Land off Audlem Road, Nantwich and Land off Peter De Stapeleigh Way, Nantwich¹⁸ in which the Secretary of State removed 301 dwellings from the Council's supply from sites with outline planning permission as there was no evidence of any written agreement that the sites would deliver within five years.
- Land to the South of Cox Green Road, Surrey¹⁹ in which the Inspector removed 24 sites from the supply because the Council had not provided any evidence of their deliverability.

6.7 It is important to note that in relation to category b) sites, the definition of deliverable in the Framework requires clear evidence that dwellings on a site will be delivered within the five-year period. Appeal decisions have confirmed that a simple agreement from landowners / developers that it is their intention to bring a site forward within the five-year period is not clear evidence. The evidence needs to demonstrate that there is a real prospect of the site delivering within the five-year period.

¹⁷ PPG reference ID: 68-007-20190722

¹⁸ PINS ref: APP/R0660/A/13/2197532 and APP/R0660/A/13/2197529

¹⁹ PINS ref: APP/R3650/W/19/3227970

- 6.8 This is evident from an appeal decision relating to Land at Caddywell Lane and Burwood Lane, Great Torrington, Devon, with the Inspector concluding that:

“Clear evidence requires more than just being informed by landowners, agents or developers that sites will come forward, rather that a realistic assessment of the factors concerning the delivery has been considered. This means not only are the planning matters to be considered but also the technical, legal and commercial / financial aspects of delivery assessed. Securing an email or completed pro-forma from a developer or agent does not in itself constitute ‘clear evidence’. Developers are financially incentivised to reduce completion (supply) and this can be achieved by optimistically forecasting delivery of housing from their own site and consequently remove the need for other sites to come forward.”

- 6.9 Appeal decisions have also confirmed that whilst a site not included within the five-year supply at the base date of the most-recent assessment cannot be subsequently added to the supply, even if planning permission has subsequently been granted, it is acceptable to take into account updated information on sites already included within the supply at the base date²⁰.

Build-Out Rates

- 6.10 Paragraph 4.6 of the SHLAA indicates that RBC has assumed an average build-out rate of 30 dpa on all sites, regardless of size. Whilst it acknowledges that some sites may deliver at slower or faster rates, it states that for most sites changes have not been made to the average build out rates. This is stated to be because build-out rates generally average out over time across sites. However, it states that where sites in the supply have a build-out rate that differs from the average, this has been detailed within the SHLAA report.
- 6.11 No evidence is provided as to how the 30 dpa average build-out has been calculated (such as whether it is based on past average build-out rates) and no information is provided on how this average applies to sites where there is more than one developer. However, in the absence of further information, the assessment in this Statement applies the 30 dpa average build-out rate.

Lead-in Times

- 6.12 Average lead-in times for development (i.e. the amount of time between the grant of planning permission and the start of development or completion of the first dwelling) are not provided in the SHLAA. There is therefore no information on how RBC has calculated lead-in times for those sites included in the SHLAA where construction had not commenced at the base date and how this has informed the housing trajectory.
- 6.13 Given that there is no information on lead-in times for development in Rochdale, we have looked at examples of average lead-in times in neighbouring Greater Manchester local authorities. The Greater Manchester Strategic Housing Market Assessment (SHMA) (2019) confirms that the whole of Greater Manchester can be considered as a

²⁰ See paragraph 12 of the Secretary of State’s decision letter for appeal ref: APP/Y0435/W/17/3169314

single housing market area²¹. It is therefore appropriate to look at average lead-in times from adjacent local authorities as an indicator of potential average lead-in times in Rochdale. Given that adjacent Greater Manchester authorities are within the same housing market area, similar factors will influence lead-in times and therefore would provide a comparable example of average lead-in times.

- 6.14 The most up-to-date calculation of average lead-in times in neighbouring authorities is found in Oldham Council's Housing Delivery Test Action Plan (August 2019) which calculates average lead-in times for development in Oldham for a range of site sizes. **Table 6.1** provides a summary of these average lead-in times in Oldham.

Table 6.1: Average Lead-in Times in Oldham

Site Size	Under 5 dwellings	5-9 dwellings	10-19 dwellings	20-49 dwellings	50-99 dwellings	100+ dwellings
Average time from grant of planning permission to first commencement	25 months (2.1 years)	19 months (1.6 years)	13 months (1.1 year)	11 months (0.9 years)	10 months (0.9 years)	9 months (0.8 years)
Average time from grant of planning permission to site completion	36 months (3 years)	34 months (2.8 years)	29 months (2.4 years)	32 months (2.7 years)	22 months (1.8 years)	20-49 months (1.7-4.1 years)
Average time from commencement to completion	13 months (1.1 years)	18 months (1.5- years)	18 months (1.5- years)	16 months (1.3 years)	17 months (1.4 years)	16-44 months (1.3-3.7 years)

(Source: Oldham Council HDT Action Plan (August 2019))

- 6.15 The first row of Table 6.1 provides average timescales from the grant of full planning permission or reserved matters to the commencement of development on site. Whilst not defined in the Action Plan, it is likely that "commencement" does not mean the completion of the first dwelling, but rather likely refers to the commencement of site preparation or other works. The completion of the first dwelling is likely to take place a number of months after commencement on site.
- 6.16 Notwithstanding this, in the absence of any comparable evidence, we have used the average timescales within the first row of Table 6.1 as an indicator of lead-in times in our assessment of sites within the RBC's supply.

Assessment of Sites within RBC's Supply

- 6.17 The following sections of this Statement assess whether the sites within RBC's five-year supply identified in the SHLAA comply with the definition of "deliverable" and whether the lead-in times and build-out rates are realistic based on the above assumptions.
- 6.18 It should be noted that Appendix 2 to the SHLAA includes tables with supply from sites under construction; sites with permission; and "*other sites identified for housing*". In the following sections, the supply from sites with permission has been separated into major sites with full planning permission; minor sites with full planning permission; major sites with outline permission; and minor sites with outline permission. Separating the sites in this way has avoided the need for lengthy tables in each of the following sections of the report.

7. Assessing the Supply from Sites Under Construction

- 7.1 Within the SHLAA, RBC identifies a supply of 1,279 dwellings on 65 sites that, at the base date of 1 April 2021 were under construction and would deliver dwellings within the five-year period. **Table 1.1** in **Appendix 1** provides a summary of these sites, their capacity and RBC's assessment of the number of dwellings that would be delivered within the five-year period.
- 7.2 Following a review of the supply from the above sites, Taylor Wimpy agrees with the supply from sites under construction in the SHLAA and considers that no deductions are needed.

8. Assessing the Supply from Major Sites with Full Planning Permission

- 8.1 Within the SHLAA, RBC identifies a supply of 657 dwellings on 14 sites with full planning permission for 10 or more dwellings (“major sites”), where construction had not commenced as of the 1 April 2021 base date. **Table 2.1** in **Appendix 2** provides a summary of these sites, including their contribution to the five-year supply, as stated in the SHLAA.
- 8.2 Of the above sites, it is considered that SH 2366: Dingle Farm, Hollin Lane, Middleton should be removed from the supply and that the contribution to the five-year supply from site SH 2325: Land South of Heywood Distribution Park, Hare Hill Road, Heywood should be reduced.
- 8.3 Further reasoning is provided below.

Site Ref: SH 2366 Dingle Farm, Hollin Lane, Middleton

- 8.4 Full planning permission (ref: 18/00354/FUL) was granted on 27 July 2018 for the demolition of existing buildings and the erection of 15 bungalows and Class C2 carer’s accommodation. This permission was later amended by a Section 73 application (ref: 19/00826/AM) in October 2019.
- 8.5 Condition 1 of planning permission ref: 18/00354/FUL required the development to commence no later than 27 July 2021 (this date was not altered by the October 2019 Section 73 application). There is no evidence that the approved development commenced before this date. Planning permission ref: 18/00354/FUL contained a number of conditions that required discharge before any development (including demolition of buildings and site clearance works) took place. Whilst some of the required details were submitted as part of the October 2019 Section 73 application, allowing the “prior to the commencement of development” or similar requirements to be removed from some of the conditions, a number of conditions were unaltered by the Section 73 consent and still require the submission of details before parts of the development commence. A search of RBC’s public access record of planning applications does not identify any applications to discharge those conditions.
- 8.6 Furthermore, imagery from Google Street View taken in April 2021, shortly before the expiry date of the permission in Condition 1 appears to show that no site works had taken place and that the site was for sale.
- 8.7 It is therefore considered that the evidence points to this permission not having been implemented before it expired in July 2021. The site therefore no longer benefits from full planning permission and does not meet the definition of deliverable in the Framework.
- 8.8 As a result, the site will not deliver within the five-year period and should be removed from the five-year supply, resulting in a deduction of 15 dwellings from the supply position in the SHLAA.

Site Ref: 2325: Land South of Heywood Distribution Park, Hare Hill Road, Heywood

8.9 A hybrid planning application (ref: 16/01399/HYBR) for the site was approved on 31 March 2020. This granted full planning permission for the demolition of the existing buildings on the site and the construction of a new link road and various highway improvements, landscaping and lighting associated with the construction of a link road. It granted outline planning consent, with all matters reserved except access, for up to 1,000 dwellings and commercial uses.

8.10 Three reserved matters applications relating to the residential phase of development have been granted and are summarised in the table below.

App Ref	Approved no. Dwellings	Decision Date	Developer
22/0013/REM	120	13 Sept 2022	Anwyl Homes
21/00909/REM	156	27 May 2022	Bellway Homes
20/01524/REM	61	27 May 2022	Russell Homes
Total	337		

8.11 The above reserved matters approvals relate to a combined total of 337 dwellings on the site. The SHLAA includes 280 of these within the five-year period. There is no evidence in the SHLAA on how the conclusion that the site would deliver 280 dwellings within the five-year period was calculated. Notwithstanding, that there is the potential for three developers to be delivering homes on the site at the same time, the assumed 30 dpa delivery rate used in the SHLAA (paragraph 4.6) has not been applied to either the total site delivery or individual phase delivery within the five-year period.

8.12 There is also no clear evidence in any of the application documents that indicates expected timescales for delivery for each of the phases. The original hybrid permission was accompanied by a phasing plan, a version of which was updated and resubmitted with reserved matter applications 12/00909/REM and 20/01524/REM. That phasing plan is indicative, the timescales for commencement of each phase differs slightly from the submission dates of the above reserved matters, and the number of dwellings shown in each phase differs from the submitted reserved matters. It cannot therefore be relied upon to provide an accurate indication of delivery rates / timescales.

8.13 It is Taylor Wimpey's position that only 235 dwellings would be deliverable in the five-year period. The 280 dwellings included in the SHLAA would not be deliverable if the average lead-in times indicated in **Table 6.1** (9 months for developments over 100 dwellings and 10 months for developments between 50 and 99 dwellings) and an average build rate of 30 dwellings per annum were applied. The table below summaries the number of dwellings in each phase / reserved matters consent that would be delivered during the five-year period based on these lead-in times and build out rates.

App Ref	Approved no. dwellings	Decision date	Assumed commencement date ²²	Number of years delivery in five-year period	Total number of dwellings within five-year period ²³
22/0013/REM	120	13 Sept 2022	June 2023	2.75 years	82 dwellings
21/00909/REM	156	27 May 2022	Feb 2023	3.1 years	92 dwellings
20/01524/REM	61	27 May 2022	March 2023	3 years	61 dwellings
Total					235 dwellings

- 8.14 As a result of the above, 235 dwellings would be deliverable within the five-year period, resulting in a deduction of 45 dwellings from the five-year supply claimed in the SHLAA.

Summary of Deductions / Changes from Major Sites with Full Planning Permission

- 8.15 Based on the above, 60 dwellings should be deducted from the supply from “major sites with full planning permission”, as summarised in **Table 8.1**.

Table 8.1: Deductions from the Supply from Major Sites with Full Planning Permission as of 1st April 2021 in the SHLAA

SHLAA Ref	Site	Capacity	Delivery Stated in SHLAA	TW's Assessment of Delivery	Difference
SH 2325	Land South of Heywood Distribution Park, Hare Hill Road, Heywood	1,000	280	235	-45
SH 2366	Dingle Farm, Hollin Lane, Middleton	15	15	0	-15
Total			295	235	-60

²² Based on the average lead-in times in row 1 of Table 6.1

²³ Based on a build rate of 30 dpa

9. Assessing the Supply from Minor Sites with Full Planning Permission

- 9.1 Within the SHLAA, RBC identifies a supply of 343 dwellings on 140 sites with full planning permission (including reserved matters consent and prior approval) for less than 10 dwellings (“minor sites”) where construction had not commenced as of the 1 April 2021 base date. **Table 3.1** in **Appendix 3** provides a summary of these sites, including their contribution to the five-year supply, as claimed in the SHLAA.
- 9.2 Of the above sites, it is considered that the following sites should be removed from the supply:
- SH 0812: Adj “Old Falinge”, Falinge Fold, Rochdale
 - SH 2362: Land Adj to 62 Bury New Road, Heywood
 - SH 2378: Land at Stock Nook House Farm, Doctor Fold Lane, Heywood
 - SH 1793: Kings Arms, Higher Wood Street, Middleton
 - SH 2372: Land at The Junction of Spring Vale/Hanson Street, Middleton
 - SH 2414: 23 Rhodes Green, Middleton
 - SH 2340: Gracelands, 13 Lake Side, Littleborough
 - SH 2344: Heathfield, Halifax Road, Littleborough
 - SH 2363: Lower Moorlands, 54a Blackstone Edge Old Road, Littleborough
 - SH 2379: Royal Oak Hotel, Church Street, Littleborough
 - SH 2392: Branch Road Farm, Branch Road, Littleborough
 - SH 2458: 55 Dale Street Milnrow
 - SH 2334: 102 Mitchell Street, Rochdale
 - SH 2335: 276 Yorkshire Street, Rochdale
 - SH 1715: 806 -810 Manchester Road, Rochdale
 - SH 2403: 8 Canterbury Close, Rochdale
 - SH 2411: Land Adjacent To 228 Broad Lane, Rochdale
- 9.3 In addition, it is considered that supply from the following sites should be increased to reflect the number of dwellings granted consent in approved planning permissions:

- SH 2472: Land off Norfolk Avenue, Heywood
- SH 2364: Land off Glenavon Drive, Rochdale

9.4 Further reasoning for these changes is provided below.

SH 0812: Adj “Old Falinge”, Falinge Fold, Rochdale

- 9.5 Outline planning permission ref: 12/D555444 granted (on appeal) for the construction of 2 dwellings on the site on 29 April 2013. Reserved matters approval (ref: 16/00634/REM) for the details of appearance, landscaping and scale of the dwellings was granted on 29 March 2019. No applications to discharge the pre-commencement conditions on these permissions have been submitted and the permission has now expired (as of 29 March 2022).
- 9.6 An outline planning application (ref: 22/00335/OUT) was submitted on 23 June 2022 for the construction of 2 dwellings on the site and is currently pending determination.
- 9.7 The site does not therefore benefit from any extant full planning permission and does not comply with the Framework’s definition of “deliverable”. It should therefore be removed from the five-year supply, resulting in a deduction of 2 dwellings from the deliverable supply.

SH 2362: Land Adj to 62 Bury New Road, Heywood

- 9.8 Planning permission (ref: 18/00282/FUL) was granted for a single dwelling on the site on 13 July 2018. Condition 1 of the planning permission required development to be implemented before 13 July 2021. Whilst pre-commencement conditions have been discharged, Google Street View shows that no development had commenced by August 2021, after the expiry date of the permission. The planning permission therefore appears to have expired and no clear evidence to the contrary is provided in the SHLAA.
- 9.9 The site therefore does not benefit from extant planning permission and should be removed from the five-year supply, resulting in a deduction of 1 dwelling from the deliverable supply.

SH 2378: Land at Stock Nook House Farm, Doctor Fold Lane, Heywood

- 9.10 Planning permission ref: 18/00225/FUL granted consent for a single dwelling on 26 March 2019. Condition 1 of the permission required the development to be implemented before 26 March 2022. None of the pre-commencement conditions have been discharged. The planning permission therefore appears to have expired and no clear evidence to the contrary is provided in the SHLAA.
- 9.11 The site therefore does not meet the definition of deliverable in the Framework as it no longer benefits from an extant planning permission. It should therefore be removed from the five-year supply, resulting in a deduction of 1 dwelling.

SH 1793: Kings Arms, Higher Wood Street, Middleton

- 9.12 Planning permission (ref: 18/00750/FUL) granted consent for the construction of 3 dwellings on 2 October 2018. Condition 1 of the permission required the development to commence by 2 October 2021.
- 9.13 A non-material amendment application to alter the height and width of the approved dwellings (19/00819/ANM) was refused on 4 November 2019. An application to discharge a number of the pre-commencement conditions (22/00528/DOC) was withdrawn on 6 May 2022. No further application has been made to either amend the original planning permission or discharge the pre-commencement conditions. The development has not been implemented and the planning permission expired on 2 October 2021.
- 9.14 The site does not therefore benefit from extant planning consent and cannot be considered “deliverable” under the definition in the Framework. It should therefore be removed from the deliverable supply, resulting in a deduction of 3 dwellings.

SH 2372: Land at The Junction Of Spring Vale/Hanson Street, Middleton

- 9.15 Planning permission ref: 18/00468/FUL granted full planning permission for 7 dwellings on 14 February 2019. Condition 1 of the permission required the development to commence by 14 February 2022. No pre-commencement conditions have been discharged and the planning permission therefore appears to have expired. No clear evidence to the contrary is provided in the SHLAA.
- 9.16 The site can therefore no longer be considered deliverable and should be removed from the five-year supply, resulting in a deduction of 7 dwellings.

SH 2414: 23 Rhodes Green, Middleton

- 9.17 Planning permission ref: 19/00256/FUL granted full planning permission for the demolition of an existing dwelling and its replacement with another dwelling on 17 June 2019. The permission would result in no net increase in the number of dwellings and therefore the net number of dwellings from the site in the five-year supply should be zero.

SH 2340: Gracelands, 13 Lake Side, Littleborough

- 9.18 Planning permission ref: 18/00950/FUL granted planning permission for the demolition of an existing dwelling and its replacement with another dwelling on 26 October 2018. The permission would result in no net increase in the number of dwellings and therefore the net number of dwellings from the site in the five-year supply should be zero.

SH 2344: Heathfield, Halifax Road, Littleborough

- 9.19 Planning permission ref: 18/00836/FUL granted consent for a single dwelling on 20 December 2018. Condition 1 of the permission required development to commence before 20 December 2021. No pre-commencement conditions have been discharged

and Google aerial mapping from 2022 shows that development has not commenced. The planning permission therefore appears to have expired and no clear evidence to the contrary is provided in the SHLAA.

- 9.20 The site cannot therefore be considered deliverable under the definition in the Framework and should be removed from the five-year supply, resulting in a deduction of 1 dwelling.

SH 2363: Lower Moorlands, 54a Blackstone Edge Old Road, Littleborough

- 9.21 Planning permission ref: 18/00142/FUL granted retrospective consent for a single dwelling on 23 May 2018. The planning application forms state that the dwelling was completed in March 2013. The dwelling was therefore completed before the April 2021 base-date of the SHLAA and should not be included in the supply, reducing in a deduction of 1 dwelling from the deliverable supply.

SH 2379: Royal Oak Hotel, Church Street, Littleborough

- 9.22 The planning permission ref: 18/00209/FUL granted planning permission for the conversion of the former Royal Oak Hotel to 5 dwellings. Condition 1 of the permission required the development to commence before 26 July 2021.
- 9.23 No pre-commencement conditions have been discharged and the building is still in use as a charity shop (<http://www.reuselittleborough.co.uk/>). The permission has therefore expired without being implemented.
- 9.24 The site does not therefore benefit from extant planning permission for residential development and cannot be considered deliverable. It should therefore be removed from the five-year supply, resulting in a deduction of 5 dwellings.

SH 2392: Branch Road Farm, Branch Road, Littleborough

- 9.25 Planning permission ref: 18/00645/FUL granted permission for the change of use of an agricultural building to a single dwelling. A later planning application (ref: 21/00942/FUL) was submitted in June 2021 for the same site and remains undetermined. That application seeks planning permission for the “re-construction of a partially demolished barn” to a single dwelling. The barn referred to in application ref: 21/00942/FUL is the same barn that was proposed to be converted to a dwelling in application ref: 18/00645/FUL. As a result of that barn being partly demolished, planning permission ref: 18/00645/FUL, which only sought a change of use, can no longer be implemented because the building that was to be subject to the change of use has been demolished.
- 9.26 With planning application ref: 21/00942/FUL not being determined, the site does not benefit from planning permission and therefore does not comply with the Framework’s definition of “deliverable” and should be removed from the five-year supply, resulting in a deduction of 1 dwelling.

SH 2458: 55 Dale Street, Milnrow

- 9.27 Ful planning permission (ref: 19/01204/FUL) was granted for the change of use and conversion of 55 Dale Street from offices to 3 dwellings on 8 April 2020. This permission has not been implemented and a more recent full planning permission (ref: 20/00456/FUL, granted on 31 July 2020) granted consent to convert the office building into a 5-bedroom house in multiple occupation (HMO).
- 9.28 The Design and Access Statement for the HMO application states that the works that would be involved to create fire and acoustic separation between the individual apartments granted by planning permission ref: 19/01204/FUL would be unviable, and therefore the applicant sought planning permission for the conversion of the building to a HMO instead. It also confirms that the applicant for planning permission ref: 20/00456/FUL was a prospective purchaser of the building looking to convert it into a HMO, and therefore not the site owner.
- 9.29 In light of the above, it is considered clear that there is no intent to implement planning permission ref: 19/01204/FUL and convert the building into 3 dwellings. That permission is considered to be unviable by the site owner and a prospective purchaser has applied (and been granted) full planning permission to convert the building to a HMO.
- 9.30 The individual units within a HMO do not comply with the “tests” of what could be considered a “dwellinghouse” in *London Borough of Brent v Secretary of State for Levelling Up, Housing and Communities & Anor* [2022] EWHC 2051 Admin. Individually, they do not represent a separate and self-contained unit of habitation containing all of the facilities required for day-to-day living, as some of those facilities would be shared amongst all of the bedrooms in the HMO.
- 9.31 As a result, the conversion of 55 Dale Street into a 5-bedroom HMO would provide a net yield of 1 dwelling. Given that it is more likely that the permission to convert the building to a HMO would be implemented over the permission to convert the building to 3 apartments, it is considered that this site would contribute 1 dwelling to the five-year supply, not the 3 stated in the SHLAA, resulting in the deduction of 2 dwellings from the five-year supply.

SH 2334: 102 Mitchell Street, Rochdale

- 9.32 Full planning permission ref: 18/00041/FUL was granted on 12 July 2018 for the change of use of the site to 3 apartments. Condition 1 of the permission required development to commence before 12 July 2021.
- 9.33 Photographs from Google Street View, dated August 2021, show that no construction work had commenced on the site by August 2021, after the date required for commencement of development by condition 1 of the planning permission. There is no entry on Council Tax records for the property. This indicates that the site does not contain dwellings, providing further evidence that the permission has not been implemented.

- 9.34 The site does not therefore benefit from extant planning consent and cannot be considered “deliverable” under the definition in the Framework. It should therefore be removed from the deliverable supply, resulting in a deduction of 3 dwellings.

SH 2335: 276 Yorkshire Street, Rochdale

- 9.35 Full planning permission (ref: 18/00222/FUL) was granted for the change of use of the site to a mixed-use building containing offices and a single dwelling on 21 May 2018. The application forms state that the existing use of the building is as a single dwellinghouse. This is corroborated by Council Tax records, which also indicate that the site is in use as a single dwelling.
- 9.36 It is not clear whether this permission has been implemented. Condition 1 of the planning permission required development to commence by 21 May 2021 and images from Google Street View show that no development had commenced by March 2021. Regardless, given that the existing use of the building is a single dwelling, the implementation of planning permission ref: 18/00222/FUL would not result in any net increase in the number of dwellings and the SHLAA’s assessment that the site would deliver 1 net dwelling in the five-year period is incorrect. 1 dwelling should therefore be deducted from the five-year supply.

SH 1715: 806 -810 Manchester Road, Rochdale

- 9.37 Full planning permission for the erection of a new building containing 4 retail units and 8 apartments was granted on 3 July 2018 (ref: 18/00503/FUL). The application was a resubmission of a previous application (ref: 09/D52575) that was not implemented and expired in 2012.
- 9.38 Whilst no decision notice is available on Rochdale’s public access webpages, it does confirm that planning permission was granted subject to conditions. One of those conditions would have set a date by which the development must have commenced. The delegated officers report shows that it was intended that such a condition would have required commencement of development within three years of the grant of planning permission. Therefore, taking the date of 3 July 2018 that Rochdale’s public access webpages state that planning permission was granted, the permission would have expired on 3 July 2021 if it was not implemented ahead of that date.
- 9.39 The delegated officer’s report indicates that it was proposed that the permission be subject to a number of pre-commencement conditions / conditions precedent that required the submission and approval of various details before development could commence. There are no records on Rochdale’s public access webpages that any application to discharge these conditions have been submitted or approved.
- 9.40 Images from Google Street View show that no development had taken place by August 2021, a month after development should have commenced. Whilst the site had been cleared, historic photographs from the delegated officer’s report show that the previous building on the site had been demolished before planning permission ref: 18/005803/FUL had been granted. Therefore, the demolition of that building cannot be taken as implementation of the planning permission.

- 9.41 In light of the above, the evidence points to planning permission ref: 18/005803/FUL having expired without being implemented.
- 9.42 The site does not therefore benefit from extant planning consent and cannot be considered “deliverable” under the definition in the Framework. It should therefore be removed from the deliverable supply, resulting in a deduction of 8 dwellings.

SH 2364: Land off Glenavon Drive, Rochdale

- 9.43 Planning permission ref: 18/00740/FUL granted full planning permission for the construction of 2 dwellings on 22 January 2019. The permission was subject to a number of conditions. Condition 1 required implementation of the planning permission by 22 January 2022 and other conditions required the discharge of pre-commencement conditions / conditions precedent. There are no applications to discharge these conditions on Rochdale’s public access webpages.
- 9.44 A further grant of full planning permission (ref: 21/01553/FUL) provided consent for the construction of 4 dwellings on the site on 17 June 2022 and remains extant. The delegated officer’s report for this permission refers to the earlier planning permission (ref: 18/00740/FUL) and indicates (without stating as such) that the permission was never implemented.
- 9.45 The SHLAA includes 2 dwellings in the five-year supply from this site. Given that the earlier planning permission for 2 dwellings has now likely expired and the more recent grant of full planning permission for 4 dwellings on the site, it is considered that the site could deliver 4 dwellings in the five-year period, resulting in an addition of 2 dwellings to the five-year supply position in the SHLAA.

SH 2403: 8 Canterbury Close, Rochdale

- 9.46 Planning permission ref: 19/01371/FUL granted full planning permission for the demolition of an existing dwelling and its replacement with another dwelling on 29 January 2020. The permission would result in no net increase in the number of dwellings and should therefore be removed from the supply.

SH 2411: Land Adjacent To 228 Broad Lane, Rochdale

- 9.47 Planning permission ref: 19/00227/FUL granted full planning permission for the erection of a single bungalow on 27 February 2019. Condition 1 of the planning permission required development to commence before 27 February 2022. The permission also contained a number of pre-commencement conditions / conditions precedent that required the submission and approval of various details before development could commence.
- 9.48 Rochdale’s public access webpages show that no applications to discharge any of the pre-commencement conditions have been submitted. There are also no Council Tax records for the site, indicating that no completed dwellings are present on the site.
- 9.49 The above evidence indicates that planning permission ref: 19/00227/FUL was not implemented before it expired.

- 9.50 The site does not therefore benefit from extant planning consent and cannot be considered “deliverable” under the definition in the Framework. It should therefore be removed from the deliverable supply, resulting in a deduction of 1 dwelling.

SH 2472: Land off Norfolk Avenue, Heywood

- 9.51 Planning permission ref: 18/00834/FUL granted consent for the construction of an apartment block containing 3 apartments and 2 bungalows on 19 June 2019. Images from Google Street View dated August 2020 shows construction taking place on site, indicating that the permission has been implemented.
- 9.52 The SHLAA contains 4 dwellings from the site within the five-year period. However, the permission grants full consent for 5 dwellings. It is likely that all 5 dwellings would be deliverable in the five-year period. The supply from this site in the five-year period should therefore be increased by 1 dwelling to 5 dwellings.

Summary of Deductions / Changes from “Minor Sites with Full Planning Permission”

- 9.53 Based on the above, it is considered that 37 dwellings should be deducted from the supply from “minor sites with full planning permission”, as summarised in Table 9.1.

Table 9.1: Deductions from the Supply from Minor Sites with Full Planning Permission as of 1st April 2021 in the SHLAA

SHLAA Ref	Site	Capacity	Delivery Stated in SHLAA	TW’s Assessment of Delivery	Difference
SH 0812	Adj “Old Falinge”, Falinge Fold, Rochdale	2	2	0	-2
SH 2362	Land Adj To 62 Bury New Road, Heywood	1	1	0	-1
SH 2378	Land At Stock Nook House Farm, Doctor Fold Lane, Heywood	1	1	0	-1
SH 1793	Kings Arms, Higher Wood Street, Middleton	3	3	0	-3
SH 2372	Land At The Junction Of	7	7	0	-7

SHLAA Ref	Site	Capacity	Delivery Stated in SHLAA	TW's Assessment of Delivery	Difference
	Spring Vale/Hanson Street, Middleton				
SH 2414	23 Rhodes Green, Middleton	1	1	0	-1
SH 2340	Gracelands, 13 Lake Side, Littleborough	1	1	0	-1
SH 2344	Heathfield, Halifax Road, Littleborough	1	1	0	-1
SH 2363	Lower Moorlands, 54a Blackstone Edge Old Road, Littleborough	1	1	0	-1
SH 2379	Royal Oak Hotel, Church Street, Littleborough	5	5	0	-5
SH 2392	Branch Road Farm, Branch Road, Littleborough	1	1	0	-1
SH 2458	55 Dale Street Milnrow	3	3	1	-2
SH 2334	102 Mitchell Street, Rochdale	3	3	0	-3
SH 2335	276 Yorkshire Street, Rochdale	1	1	0	-1
SH 1715	806-810 Manchester Road, Rochdale	8	8	0	-8

SHLAA Ref	Site	Capacity	Delivery Stated in SHLAA	TW's Assessment of Delivery	Difference
SH 2364	Land off Glenavon Drive, Rochdale	2	2	4	+2
SH 2403	8 Canterbury Close, Rochdale	1	1	0	-1
SH 2411	Land Adjacent To 228 Broad Lane, Rochdale	1	1	0	-1
SH 2472	Land off Norfolk Avenue, Heywood	4	4	5	+1
Total			47	10	-37

10. Assessing the Supply from Major Sites with Outline Planning Permission

- 10.1 Within the SHLAA, RBC identifies a supply of 0 dwellings in the five-year period on 4 major sites with outline planning permission. **Table 4.1** in **Appendix 4** provides a summary of these sites, including their contribution to the five-year supply, as stated in the SHLAA.
- 10.2 Following a review of the supply from the above sites, Taylor Wimpy agrees with the supply from major sites with outline planning permission in the SHLAA and considers that no alterations are needed.

11. Assessing the Supply from Minor Sites with Outline Planning Permission

- 11.1 Within the SHLAA, RBC identifies a supply of 13 dwellings in the five-year period on 4 minor sites with outline planning permission. **Table 5.1** in **Appendix 5** provides a summary of these sites, including their contribution to the five-year supply, as claimed in the SHLAA.
- 11.2 As referred to previously in this statement, the Framework states that where a site has outline planning permission, it should only be considered “deliverable” where there is clear evidence that housing completions will begin on site within five years. The onus is on the LPA to provide this clear evidence, as confirmed in the Entech House appeal.
- 11.3 The examples of “clear evidence” in the PPG include evidence of firm progress being made towards the submission of a reserved matters application, firm progress with site assessment work and clear relevant information about site viability, ownership constraints or infrastructure provision.
- 11.4 The following paragraphs assess whether the sites in **Table 5.1** can be considered deliverable and therefore whether they would contribute to the deliverable five-year supply.

SH 2385: Land adj Harefield Farm, Chadwick Lane, Heywood

- 11.5 Outline planning permission (ref: 17/00048/OUT) was granted for 8 dwellings on the site on 27 July 2018. A reserved matters application for 8 dwellings (ref: 21/01112/REM) was submitted on 27 July 2021 and is awaiting determination.
- 11.6 The site does not therefore benefit from full planning permission and cannot therefore be considered deliverable unless there is clear evidence that housing completions will begin within five years. No such evidence has been provided in the SHLAA.
- 11.7 The SHLAA does not include any dwellings from this site within the five-year period. Given the above, Taylor Wimpey considers this to be the correct assessment and no changes to the deliverable supply from this site are necessary.

SH 2444: Land off Rossett Close, Middleton

- 11.8 Outline planning permission for 3 dwellings (ref: 19/01401/OUT) was granted on 1 April 2020. No reserved matters applications have been submitted for the site and no applications have been made to discharge conditions on the outline permission.
- 11.9 The SHLAA includes 3 dwellings from this site in the five-year supply. However, no evidence has been provided by RBC to show that the site would deliver dwellings within the five-year period. No evidence has been provided to show that firm progress is being made towards the submission of an application(s) for reserved matters approval or discharge of the conditions on the outline planning permission.

- 11.10 The site cannot be considered deliverable under the definition in the Framework and should be removed from the five-year supply resulting in a deduction of 3 dwellings from the five-year supply.

SH 2486: Land adj to Lowther Crescent, Middleton

- 11.11 Outline planning permission (ref: 20/01492/OUT) for one dwelling was granted for the site on 16 February 2021. The reserved matters were approved on 19 November 2021 (ref: 21/01003/REM). The site can therefore be considered deliverable.
- 11.12 The SHLAA includes 1 dwelling from this site in the five-year supply. Taylor Wimpey agrees with this assessment and proposes no changes to the five-year supply from this site.

SH 1054: Land at Harwood Street, Littleborough

- 11.13 Outline planning permission (ref: 19/00542/OUT) was granted for 9 dwellings on 18 September 2020. The Planning Statement submitted with the outline application shows that this permission is one of a number of outline planning permissions for residential development on the site stretching back to 1992, none of which have been implemented.
- 11.14 No reserved matters applications have been submitted for the site, nor have any applications been made to discharge conditions on the outline permission.
- 11.15 Rochdale's public access webpages for the outline application show that the outline application was not submitted by private individuals rather than by a developer. There are limited details in the documents submitted with the outline application about the development. The Proposed Site Plan does not show an indicative layout and the Planning Statement states that *"at this stage it is not known how many houses will be constructed and this, together with other issues can be determined with a subsequent Reserved Matters application"*. It is therefore clear that very limited site assessment work had been undertaken to ascertain how the site would be developed and that an organisation capable of building out the permission had not been engaged.
- 11.16 It is considered that the above indicates that it is unlikely that a reserved matters application for the site would be forthcoming in the immediate future. It would appear that a developer needs to be identified for the site and that detailed site assessment work is still required to inform how the site would be developed. The SHLAA does not provide any clear evidence that progress has been made on any of the above.
- 11.17 As a result, considering the definition of "deliverable" in the Framework, this site cannot be considered deliverable and should be removed from the five-year supply, resulting in a deduction of 9 dwellings.

Summary of Deductions / Changes from “Minor Sites with Outline Planning Permission”

- 11.18 Based on the above, it is considered that 12 dwellings should be deducted from the supply from “minor sites with outline planning permission”, as summarised in **Table 11.1**.

Table 11.1: Changes to the Supply from Minor Sites with Outline Planning Permission as of 1st April 2021 in the SHLAA

SHLAA Ref	Site	Capacity	Delivery Stated in SHLAA	TW’s Assessment of Delivery	Difference
SH 2444	Land off Rossett Close, Middleton	3	3	0	-3
SH 1054	Land at Harwood St, Littleborough	9	9	0	-9
Total			12	0	-12

12. Assessing the Supply from “Other Sites Identified for Housing”

12.1 Within the SHLAA, RBC identifies a supply of 1,143 dwellings within the five-year supply from 102 sites classed as “other sites identified for housing”. **Table 6.1 in Appendix 6** provides a summary of these sites, their capacity and RBC’s assessment of the number of dwellings that would be delivered within the five-year period.

12.2 Of the above sites, it is considered that the following sites should be removed from the supply:

- SH 1550: Former Akzo Nobel Site, Hollingworth Road, Littleborough
- SH 2240: Central Retail Park, Drake St, Rochdale
- SH 2242: Lower Falinge Masterplan Area, Rochdale
- SH 2251: Former KYP, Hamer Lane / Belfield Road, Rochdale

12.3 In addition, it is considered that supply from the following sites should be amended due to factors including the number of dwellings granted consent in approved planning permissions since the SHLAA was drafted on sites that were included in the supply at the 1 April 2021 base date, or to reflect average lead-in times and build-out rates:

- SH 1933: Bonscale Park (off Rothay Drive), Langley
- SH 2292: Dearnley Old Hall, New Road, Littleborough
- SH 2225: Land Off Don Street, Middleton
- SH 2239: Riverside Phase 2, John St, Rochdale
- SH 2234: 82 -84 Drake Street, Rochdale
- SH 2222: 174 Bury Old Road, Heywood
- SH 2261: Buxton Street, Heywood
- SH 2289: Honresfeld, Halifax Road, Littleborough
- SH 2216: Site Of 25 Holmes St, Rochdale

12.4 Further reasoning for these changes is provided below.

SH 1550: Former Akzo Nobel Site, Hollingworth Road, Littleborough

12.5 The SHLAA includes delivery of 90 dwellings from this site in the five-year period.

- 12.6 A full planning application (ref: 21/01146/FUL) for 127 dwellings was submitted for the site on 8 September 2021. It has yet to be determined.
- 12.7 As a result, the site does not benefit from any planning permission. As such, it cannot be considered a deliverable site under the definition in the Framework unless the local planning authority has provided “clear” evidence that the site would deliver in the five-year period. No such evidence has been provided by RBC.
- 12.8 Whilst a full application has been submitted, this does not provide clear evidence of deliverability. There is no guarantee that planning permission would be granted and the site would deliver dwellings within the five year period.
- 12.9 As a result, there is no clear evidence of deliverability and the site should be removed from the supply, resulting a deduction of 90 dwellings from the five-year supply in the SHLAA.

SH 2292: Dearnley Old Hall, New Road, Littleborough

- 12.10 The SHLAA does not include any delivery from this site in the five-year period. However, the site now benefits from full planning permission for 14 dwellings (ref: 20/00520/FUL, granted on 14 October 2020).
- 12.11 As such, the site should be considered deliverable and 14 dwellings from the site should be included in the five-year supply.

SH 2240: Central Retail Park, Drake St, Rochdale

- 12.12 The SHLAA includes delivery of 215 dwellings from this site in the five-year period.
- 12.13 A full planning application (ref: 22/01119/FUL) for 142 dwellings was submitted for the site on 16 August 2022. It has yet to be determined.
- 12.14 As a result, the site does not benefit from any planning permission. It cannot be considered a deliverable site under the definition in the Framework unless the local planning authority has provided “clear” evidence that the site would deliver in the five-year period. No such evidence has been provided by RBC.
- 12.15 Whilst a full application has been submitted, this does not provide clear evidence of deliverability. There is no guarantee that planning permission would be granted and the site would deliver dwellings within the five-year period.
- 12.16 As a result, there is no clear evidence of deliverability and the site should be removed from the supply, resulting a deduction of 142 dwellings from the five-year supply in the SHLAA.

SH 2242: Lower Falinge Masterplan Area, Rochdale

- 12.17 The SHLAA includes 280 dwellings from this site in the five-year supply.

- 12.18 The Lower Falinge area is identified as a regeneration area in Rochdale Core Strategy Policy C2. A draft Masterplan Supplementary Development Plan Document (SPD) was prepared for the site in January 2019 but has not been adopted. The Lower Falinge area currently comprises approximately 1,200 dwellings to the north of Rochdale Town Centre. The draft SPD seeks to set out principles and parameters to guide the future development of the area over a 10-15 year period. The area is to be developed for a mix of uses, with the predominant use of the area being residential. However, the draft SPD does not provide details of the number of existing homes that would be demolished or the number of new dwellings that would be constructed.
- 12.19 Three planning permissions have been granted for housing development in the Lower Falinge masterplan area, all for Rochdale Boroughwide Housing Ltd.
- 12.20 Planning permission ref: 12/56386/FUL granted planning permission for the demolition of the existing Abbey Inn on Waterhouse Street and the construction of two residential blocks of 30 dwellings on 26 April 2013. Planning permission ref: 16/01007/FUL granted planning permission for 19 dwellings on the land adjoining Howard Street and Abbeydale Road on 23 December 2016. Rochdale Boroughwide Housing's website refers to these two developments as "Lower Falinge Phases 1 and 2" and confirms they have both been completed, albeit for a total of 45 homes rather than the 49 approved by the above two planning permission²⁴.
- 12.21 The website confirms that phase 2 (planning permission ref: 16/01007/FUL) was completed in autumn 2018. It can also therefore be assumed that phase 1 was completed before that date. This is prior to the 1 April 2021 base date of the SHLAA. As such, none of the dwellings granted planning permission by the above-mentioned consents should be included within the supply in the SHLAA, as they would all have been completed before the SHLAA base date.
- 12.22 Planning permission has also been granted for a further 55 dwellings (ref: 18/00896/FUL) at the Land west of Abbeydale on 27 November 2018. Rochdale Boroughwide Housing's refers to this as "Bolderston Rd, Kirkholt"²⁵. This area of the site, and the dwellings approved by planning permission ref: 18/00896/FUL, are already included in the supply in the SHLAA under site ref: SH 2374 in the supply from major sites with full planning permission. These 55 dwellings should not therefore be included in the supply from "other sites identified for housing" as that would result in double counting.
- 12.23 There are no other planning permissions listed on RBC's online database of planning applications for the Lower Falinge masterplan area. As a result, site ref: SH 2242 cannot be considered a deliverable site under the definition in the Framework. RBC has not provided any "clear" evidence that the site would deliver in the five-year period. In the absence of a full planning permission, the presence of a draft SPD does not provide clear evidence that the site would deliver within the five-year period.

²⁴ "Completed Developments" section of webpage <https://www.rbh.org.uk/find-a-home/buying-a-home/our-developments/>

²⁵ "Coming Soon" section of webpage <https://www.rbh.org.uk/find-a-home/buying-a-home/our-developments/>

- 12.24 As a result, there is no clear evidence of deliverability and the site should be removed from the supply, resulting a deduction of 280 dwellings from the supply in the SHLAA.

SH 2251: Former KYP, Hamer Lane / Belfield Road, Rochdale

- 12.25 The SHLAA includes 14 dwellings from this site in the five-year supply.
- 12.26 The site is a draft allocation in the emerging Rochdale Allocations Plan. Consultation on the draft Allocations Plan was undertaken in 2018. No further progress has been made on the plan, pending progression of the Places for Everyone joint development plan. As the allocation is only in draft, and the Rochdale Allocations Plan has not yet been submitted for Examination, there is no guarantee that the site would be allocated.
- 12.27 The site does not benefit from planning permission. A search of RBC's online database of planning applications has not identified any approved or submitted planning applications for the site.
- 12.28 As such, it cannot be considered a deliverable site under the definition in the Framework unless the local planning authority has provided "clear" evidence that the site would deliver in the five-year period. No such evidence has been provided by RBC.
- 12.29 As a result, there is no clear evidence of deliverability and the site should be removed from the supply, resulting a deduction of 14 dwellings from the five-year supply in the SHLAA.

SH 1933: Bonscale Park (off Rothay Drive), Langley

- 12.30 The SHLAA includes 50 dwellings from this site in the five-year period. However, the site now benefits from full planning permission for 55 dwellings (ref: 20/01506/FUL, granted on 20 May 2021).
- 12.31 As such, the supply from the site in the five-year period should be increased to 55 dwellings, resulting in an addition of 5 dwellings to the total five-year supply in the SHLAA.

SH 2225: Land Off Don Street, Middleton

- 12.32 The SHLAA includes a supply of 90 dwellings from this site in the five-year supply.
- 12.33 Full planning permission (ref: 21/00744/FUL) was granted for 311 dwellings on the site on 13 September 2022. There is no evidence in the SHLAA to demonstrate how the 90 dwelling supply in the five-year period from this site claimed by RBC has been calculated.
- 12.34 As a result of the absence of such information, Taylor Wimpey has calculated the estimated delivery from the site in the five-year period using the average lead-in times indicated in **Table 6.1** (9 months for developments over 100 dwellings) and an average build rate of 30 dwellings per annum.

- 12.35 Using these averages, it would be expected that the first delivery on site would take place in June 2023 (9 months after the grant of planning permission). This would leave a period of 2 years and 9 months (or 2.75 years) within the five-year period for the site to deliver. Based on the average build out rates referred to above, it would therefore be expected that the site would deliver 82 dwellings over those 2.75 years, and therefore only 82 dwellings should be included in the five-year supply.
- 12.36 As a result, 8 dwellings should be deducted from the five-year period in the SHLAA.

SH 2239: Riverside Phase 2, John St, Rochdale

- 12.37 The SHLAA includes a supply of 200 dwellings from this site in the five-year period.
- 12.38 Full planning permission for 238 dwellings (ref: 20/01529/FUL) was granted for the site on 12 April 2021. There is no evidence in the SHLAA to demonstrate how the 200 dwelling supply in the five-year period from this site has been calculated.
- 12.39 As a result of the absence of such information, Taylor Wimpey has calculated the estimated delivery from the site in the five-year period using the average lead-in times indicated in **Table 6.1** in Section 6 of this report (9 months for developments over 100 dwellings) and an average build rate of 30 dwellings per annum.
- 12.40 Using these averages, it would be expected that the first delivery on site would have taken place in January 2022 (9 months after the grant of planning permission). This would leave a period of 4 years and 3 months (or 4.25 years) within the five-year period for the site to deliver. Based on the average build out rates referred to above, it would therefore be expected that the site would deliver 127 dwellings in the five-year period.
- 12.41 As a result, 73 dwellings should be deducted from the five-year period in the SHLAA.

SH 2234: 82 -84 Drake Street, Rochdale

- 12.42 The SHLAA does not include any delivery from this site in the five-year period. However, the site now benefits from prior approval for 25 dwellings (ref: 22/00331/PRA56, granted on 13 May 2022).
- 12.43 As such, the site should be considered deliverable and 25 dwellings from the site should be included in the five-year supply.

SH 2222: 174 Bury Old Road, Heywood

- 12.44 The SHLAA does not include any delivery from this site in the five-year period. However, outline planning permission (ref: 15/01251/OUT) was granted for the demolition of existing buildings on the site and the construction of 7 dwellings on 28 June 2016. Condition 1 of that outline permission required the submission of reserved matters applications before 28 June 2019, and that development commenced either before 28 June 2019 or two years from the date of the final approved reserved matters consent.

- 12.45 A non-material amendments (NMA) to the outline planning permission was approved on 22 June 2018 (ref: 18/00488/AM) and reserved matters consent for the detail of 7 dwellings (ref: 18/00784/REM) was granted on 4 September 2018.
- 12.46 A Certificate of Lawfulness of Existing Use or Development (CLEUD) (ref: 21/00461/CPE) was granted on 19 May 2021, which confirms that the approved development was lawfully implemented through the demolition of the existing buildings on site before the expiry date of the permissions. The permissions on the site therefore remain extant and the site can be considered as deliverable under the definition in the Framework.
- 12.47 As such, a supply of 7 dwellings from the site should be included in the five-year supply.

SH 2261: Buxton Street, Heywood

- 12.48 The SHLAA does not include any delivery from this site in the five-year period. However, the site now benefits from full planning permission for 9 dwellings (ref: 21/00746/FUL, granted on 4 August 2021).
- 12.49 As such, the site should be considered deliverable and 9 dwellings from the site should be included in the five-year supply.

SH 2289: Honresfeld, Halifax Road, Littleborough

- 12.50 The SHLAA does not include any delivery from this site in the five-year period. However, the site now benefits from full planning permission for 7 dwellings (ref: 20/00764/FUL, granted on 21 September 2021).
- 12.51 As such, the site should be considered deliverable and 7 dwellings from the site should be included in the five-year supply.

SH 2216: Site Of 25 Holmes St, Rochdale

- 12.52 The SHLAA does not include any delivery from this site in the five-year period. However, the site now benefits from full planning permission for 5 dwellings (ref: 20/01475/FUL, granted on 28 April 2022).
- 12.53 As such, the site should be considered deliverable and 5 dwellings from the site should be included in the five-year supply.

Summary of Deductions / Changes from “Other Sites Identified for Housing”

12.54 Based on the above, it is considered that 608 dwellings should be deducted from the supply from “Other Sites Identified for Housing”, as summarised in **Table 12.1**.

Table 12.1: Changes to the Supply from “Other Deliverable Sites” as of 1st April 2021 in the SHLAA

SHLAA Ref	Site	Capacity in SHLAA	five-year Period Delivery Stated in SHLAA	TW’s Assessment of Delivery in five-year Period	Difference
SH 1933	Bonscale Park (Off Rothay Drive), Langley	50	50	55	+5
SH 2225	Land Off Don Street, Middleton	311	90	82	-8
SH 1550	Former Akzo Nobel Site, Hollingworth Road, Littleborough	174	90	0	-90
SH 2292	Dearnley Old Hall, New Road, Littleborough	14	0	14	+14
SH 2239	Riverside Phase 2, John St, Rochdale	200	200	127	-73
SH 2240	Central Retail Park, Drake St, Rochdale	215	215	0	-215
SH 2242	Lower Falinge Masterplan Area, Rochdale	486	280	0	-280
SH 2251	Former KYP, Hamer Lane / Belfield Road, Rochdale	14	14	0	-14

SHLAA Ref	Site	Capacity in SHLAA	five-year Period Delivery Stated in SHLAA	TW's Assessment of Delivery in five-year Period	Difference
SH 2234	82 -84 Drake Street, Rochdale	28	0	25	+25
SH 2222	174 Bury Old Road, Heywood	7	0	7	+7
SH 2261	Buxton Street, Heywood	9	0	9	+9
SH 2289	Honresfeld, Halifax Road, Littleborough	8	0	7	+7
SH 2216	Site Of 25 Holmes St, Rochdale	5	0	5	+5
Total			939	331	-608

13. Summary of Taylor Wimpey's Assessment of the Deliverable Five-Year Supply

13.1 Based on the information in Sections 7 to 12 of this statement, it is considered that the following changes should be made to the five-year supply position in the SHLAA:

Table 13.1: Summary of Changes from five-year the Supply Position in the SHLAA

SHLAA Ref	Site	Capacity	Delivery Stated in SHLAA	TW's Assessment of Delivery	Difference
SH 2325	Land South of Heywood Distribution Park, Hare Hill Road, Heywood	1,000	280	235	-45
SH 2366	Dingle Farm, Hollin Lane, Middleton	15	15	0	-15
SH 0812	Adj "Old Falinge", Falinge Fold, Rochdale	2	2	0	-2
SH 2362	Land Adj To 62 Bury New Road, Heywood	1	1	0	-1
SH 2378	Land At Stock Nook House Farm, Doctor Fold Lane, Heywood	1	1	0	-1
SH 2472	Land Off Norfolk Avenue, Heywood	4	4	5	+1
SH 1793	Kings Arms, Higher Wood Street, Middleton	3	3	0	-3
SH 2372	Land At The Junction Of	7	7	0	-7

SHLAA Ref	Site	Capacity	Delivery Stated in SHLAA	TW's Assessment of Delivery	Difference
	Spring Vale/Hanson Street, Middleton				
SH 2414	23 Rhodes Green, Middleton	1	1	0	-1
SH 2340	Gracelands, 13 Lake Side, Littleborough	1	1	0	-1
SH 2344	Heathfield, Halifax Road, Littleborough	1	1	0	-1
SH 2363	Lower Moorlands, 54a Blackstone Edge Old Road, Littleborough	1	1	0	-1
SH 2379	Royal Oak Hotel, Church Street, Littleborough	5	5	0	-5
SH 2392	Branch Road Farm, Branch Road, Littleborough	1	1	0	-1
SH 2458	55 Dale Street Milnrow	3	3	1	-2
SH 2334	102 Mitchell Street, Rochdale	3	3	0	-3
SH 2335	276 Yorkshire Street, Rochdale	1	1	0	-1
SH 1715	806 -810 Manchester Road, Rochdale	8	8	0	-8

SHLAA Ref	Site	Capacity	Delivery Stated in SHLAA	TW's Assessment of Delivery	Difference
SH 2364	Land Off Glenavon Drive, Rochdale	2	2	4	+2
SH 2403	8 Canterbury Close, Rochdale	1	1	0	-1
SH 2411	Land Adjacent To 228 Broad Lane, Rochdale	1	1	0	-1
SH 2444	Land off Rossett Close, Middleton	3	3	0	-3
SH 1054	Land at Harwood St, Littleborough	9	9	0	-9
SH 1933	Bonscale Park (Off Rothay Drive), Langley	50	50	55	+5
SH 2225	Land Off Don Street, Middleton	311	90	82	-8
SH 1550	Former Akzo Nobel Site, Hollingworth Road, Littleborough	174	90	0	-90
SH 2292	Dearnley Old Hall, New Road, Littleborough	14	0	14	+14
SH 2239	Riverside Phase 2, John St, Rochdale	200	200	127	-73
SH 2240	Central Retail Park, Drake St, Rochdale	215	215	0	-215

SHLAA Ref	Site	Capacity	Delivery Stated in SHLAA	TW's Assessment of Delivery	Difference
SH 2242	Lower Falinge Masterplan Area, Rochdale	486	280	0	-280
SH 2251	Former KYP, Hamer Lane / Belfield Road, Rochdale	14	14	0	-14
SH 2234	82 -84 Drake Street, Rochdale	28	0	25	+25
SH 2222	174 Bury Old Road, Heywood	7	0	7	+7
SH 2261	Buxton Street, Heywood	9	0	9	+9
SH 2289	Honresfeld, Halifax Road, Littleborough	8	0	7	+7
SH 2216	Site Of 25 Holmes St, Rochdale	5	0	5	+5
Total			1,293	576	-717

- 13.2 RBC's claimed five-year supply in the SHLAA is 3,010 dwellings. Deducting the above 717 dwellings would give a revised five-year supply of **2,293 dwellings**.

14. Comparison of the Adjusted Deliverable Supply Against the Housing Requirement

- 14.1 **Table 14.1** compares the adjusted deliverable supply identified in Section 13 of this statement following the deductions made in Sections 7 to 12 against the local housing need calculated using the standard method (plus appropriate buffer) identified in Section 5. This includes the demolition allowance of 85 dpa including in the SHLAA.

Table 14.1: Comparison of Adjusted Deliverable Supply Against the Local Housing Need (Plus Buffer)

Requirement	LHN requirement (dpa)	520
	Five-year requirement	2,600
	5% buffer	130
	Total five-year requirement (LHN requirement + buffer)	2,730
	Annual requirement inc. buffer	546
Supply	Adjusted five-year supply	2,293
	Annual demolition allowance	85
	Five-year demolition allowance	425
	Net adjusted five-year supply	1,868
	Years supply (net supply / annual requirement plus buffer)	3.4

- 14.2 As **Table 14.1** shows, RBC's deliverable supply of housing land equates to **3.4 years** against the local housing need calculated using the standard method and a 5% buffer and the demolitions allowance in the SHLAA.
- 14.3 It should be noted that even if the Core Strategy housing requirement plus 5% buffer of 2,415 dwellings or 483 dpa was used, based on the above adjusted supply, there would still only be a 3.8 year deliverable supply.

Appendix 1: Summary of SHLAA Supply from Sites Under Construction

Table 1.1 Supply from Sites under Construction at 1st April 2021

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 1685	Land adjacent 26 Heys Lane, Heywood	20	5
SH 1884	Land to rear of 33-35 Waterfold Lane, Heywood	1	1
SH 2002	Land rear of 85-88A Rochdale Road East, Heywood	4	1
SH 2004	Land opposite 1A-5 Lever Street, Heywood	1	1
SH 2050	Land adjacent to 2 Lincoln Walk, Heywood	1	1
SH 2203	Land rear of 33A Waterfold Lane, Heywood	1	1
SH 0854	Boarshaw Ind Estate, Boarshaw Road, Middleton	60	21
SH 1147	Land Adj 22 Alkington Hall Road South, Middleton	1	1
SH 1512	Land adjoining 204 Grimshaw Lane, Middleton	5	5
SH 1518	Land adjoining 114 Grimshaw Lane, Middleton	1	1
SH 2272	Willow Park, Thirlmere Drive, Langley, Middleton	248	99
SH 2228	Land to west of Hollin Lane, Middleton (Wainhomes)	90	25
SH 2229	Land at Langley Lane / Hollin Lane, Middleton (Taylor Wimpey)	420	250
SH 2189	Land adj to 144 Hollin Lane, Middleton	6	1
SH 1469	Land at Boothroyden Road and Factory Brow, Middleton	67	53
SH 2169	194 Heywood Old Road, Middleton	1	1
SH 2110	Land at Keswick Close, Langley, Middleton	98	98
SH 2244	Land at Newby Drive, Langley	28	28
SH 1052	Staintion Drive, Middleton	48	48

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 1925	Land off Bowness Road and Threlkeld Road, Middleton	41	41
SH 2215	Ramsden Farm, Roundthorn Road, Middleton	4	4
SH 0894	Starring Potteries, Starring Lane, Littleborough	1	1
SH 1018	Opposite 11-15 New Street, Littleborough	1	1
SH 1872	Lanebottom, 2 Ogden Lane, Newhey	4	4
SH 1938	Land adj 8 Birch Hill Crescent, Wardle	1	1
SH 2042	Site of Former Ambulance Station, Birch Road, Wardle	5	4
SH 2043	Land at Holland Street, Wardle	12	12
SH 2076	Land of Todmorden Road, Summit, Littleborough	3	2
SH 2079	Sacred Heart Football Club, Belfield Mill Land, Smallbridge	9	1
SH 2171	431 Halifax Road, Wardle	6	6
SH 2214	Proofings Technology Ltd, Hare Hill Road, Littleborough	36	11
SH 0620	Dale Mill / Arkwright Mill, Rochdale	102	5
SH 2201	Land off Starring Road, Littleborough	7	1
SH 2231	Former Phoenix Iron Works, Howarth Street, Littleborough	20	20
SH 2360	1 Botesworth Green, Milnrow, Rochdale	1	1
SH 2384	Land adj Bellfield Mill Lane, Rochdale, Great Places	28	12
SH 2227	Land off New Road, Littleborough	96	96
SH 2286	Land adj 12 Shore Street, Milnrow	1	1
SH2223	687 Bury Road, Rochdale	7	7
SH 2315	Land adj 44 Battersby Street, Rochdale	1	1
SH 0899	Land at Moss Terrace / Bilberry Street, Rochdale	5	5
SH 1291	Land adj 7 Abbott Street, Rochdale	1	1

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 1615	Land rear of 634-658 Whitworth Road, Rochdale	5	4
SH 1616	Land rear of 574-578 Oldham Road, Rochdale	1	1
SH 1847	100 Shaw Road, Rochdale	1	1
SH 1848	Land Adj to 61 Clay Lane, Rochdale	1	1
SH 1875	Land adj to 12 Kingsway, Rochdale	1	1
SH 1892	Land at Hare Street / Durham Street, Rochdale	3	3
SH 1893	Land at Hillcrest Road, Rochdale	2	2
SH 1908	20 Lichfield Terrace, Rochdale, OL16 4XL	2	2
SH 1947	Land adj to 301 Kingsway, Rochdale	2	2
SH 2048	Broad Lane, Rochdale	183	6
SH 2149	Site of Former Hill Top Primary School, Hill Top Drive, Rochdale	259	150
SH 2181	Former Balderstone High School, Queen Victoria Street, Rochdale	143	143
SH 1853	Land Opposite 20-30 Ashbourne Street, Norden, Rochdale	4	2
SH 2146	Land to rear of Churchill Street / Willbutts Lane, Rochdale	1	1
SH 1745	Land between Lincoln St and Hare St, Rochdale	38	4
SH 2310	10 Dixon Fold, Rochdale	2	2
SH 2199	Land between 9A and 23 Milkstone Road, Rochdale	12	12
SH 2172	45 Bamford Way, Rochdale	1	1
SH 2187	Land adj to 115 Shaw Road, Rochdale	2	2
SH 2188	Land adj 137 Belfield Lane, Rochdale	2	2
SH 2356	Vacant plot adj 57 Peel Street, Rochdale	2	2
SH 2349	Land at Top of Dale Street, Belfield, Rochdale	1	2
SH 2374	Land to the west of Abbeydale, Lower Falinge (Phase 3), Rochdale	55	55

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
Total		2,216	1,279

(Source: March 2022 SHLAA)

Appendix 2: Summary of SHLAA Supply from Major Sites with Full Planning Permission

Table 2.1 Supply from Major Sites with Full Planning Permission at 1st April 2021

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 2259	78 Peel Lane, Heywood	23	23
SH 2375	Land adjacent to The Cherwell Centre, Cherwell Avenue, Heywood	17	17
SH 2250	Land off Gregge Street, Heywood	13	13
SH 2325	Land to South of Heywood Distribution Park, Hare Hill Road, Heywood	1,000	280
SH 1397	Land on the Corner of Ash St and Peel Lane, Heywood	12	12
SH 2366	Dingle Farm, Hollin Lane, Middleton	15	15
SH 2386	71-73 Long Street, Middleton	10	10
SH 2445	Parkfield House, Manchester Old Road, Middleton, M24 4DY	33	33
SH 2338	Tack Lea Works ,Bury And Rochdale Old Road, Rochdale	14	14
SH 2380	Parklands 87 Falinge Road, Rochdale	23	23
SH 2238	Royal Road – Dunlop Royal Barn Road, Castleton, Rochdale	150	150
SH 1882	Land bound by Sarah Butterworth Street, James Butterworth Street and Milnrow Road, Rochdale	15	15
SH 2477	Land at Kirkway, Aldwich and the Strand, Rochdale, OL11 2JG	32	32
SH 2490	Land at Balderston Road, Ruskin Road and Curzon Road, OL11 2JG	20	20
Total		1,377	657

(Source: March 2022 SHLAA)

Appendix 3: Summary of SHLAA Supply from Minor Sites with Full Planning Permission

Table 3.1 Supply from Minor Sites with Full Planning Permission at 1st April 2021

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 2342	63 Market Street, Heywood	1	1
SH 2350	Land Adjacent To 12 Mary Street, Heywood	1	1
SH 2362	Land Adj to 62 Bury New Road, Heywood	1	1
SH 2378	Land at Stock Nook House Farm, Doctor Fold Lane, Heywood	1	1
SH 2387	234 Bamford Road, Heywood	1	1
SH 2400	Site of Former 76 Furness Avenue, Heywood	5	5
SH 2408	Land to Side Of 73 & 79 Bury Street And Side Of 12 Rose Hill Street, Heywood	2	2
SH 2409	Freemasons Arms ,17 Market Place, Heywood	8	8
SH 2418	28 Market Place, Heywood	2	2
SH 2439	Mount Pleasant Farm, Church Road, Heywood	1	1
SH 2440	Land Adjacent To 25 John Street Heywood	3	3
SH 1955	Former Star Works, Wham Street, Heywood	5	5
SH 2471	Redgate Stables, Rochdale Road East, Heywood	1	1
SH 2472	Land Off Norfork Avenue, Heywood	4	4
SH 2475	52 Manchester, Heywood	2	2
SH 2480	Thornyhurst Farm, Birtle Road Heywood	2	2
SH 2488	Shepherd Hey Barn, Ashworth Road, Heywood	1	1

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 2489	11-13 Market Place Heywood	6	6
SH 2264	Middleton Citizens Advice Bureau, Milton Street, Middleton	4	4
SH 2336	687-689 Manchester Old Road, Middleton	1	1
SH 2337	60 Long Street, Middleton	1	2
SH 2347	123 Durnford Street, Middleton	1	1
SH 1793	Kings Arms, Higher Wood Street, Middleton	3	3
SH 2372	Land at The Junction of Spring Vale/Hanson Street, Middleton	7	7
SH 2396	602a and 604 Manchester Old Road, Middleton	2	2
SH 2406	19 Silk Street, Middleton	2	2
SH 2413	190 Manchester New Road, Middleton	1	1
SH 2414	23 Rhodes Green, Middleton	1	1
SH 2419	Land Adjacent To 143 Jubilee Road, Middleton	6	6
SH 2420	Land and Gardens to Rear Of 170- 174 Hollin Lane, Middleton	1	1
SH 2422	5 Adelaide Street, Middleton	2	2
SH 2423	Land Adjacent To 7 Broad Street, Middleton	1	1
SH 2425	117 Langley Lane, Middleton	1	1
SH 2429	Middleton Dental Care ,302 Grimshaw Lane, Middleton	1	1
SH 2438	37 Rochdale Road, Middleton	1	1
SH 2442	566 Oldham Road, Middleton	1	1
SH 2443	Tonge Social and Bowling Club, Kenyon Lane, Middleton	8	8
SH 2468	127 Oldham Road, Middleton	5	5
SH 2469	Land Adjacent 32 Taylor Street Middleton	2	2
SH 2476	St Margaret's Stanycliffe Middleton	6	6
SH 2478	38-44 Townley Street, Middleton	8	8

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 2482	Former Rochdale Council Offices, Fountains Street	8	8
SH 2340	Gracelands ,13 Lake Side, Littleborough	1	1
SH 2341	The Old County Police Station, Newhey Road, Milnrow	6	6
SH 2344	Heathfield, Halifax Road, Littleborough	1	1
SH 2357	33 Rock Nook, Littleborough	1	1
SH 2363	Lower Moorlands ,54a Blackstone Edge Old Road, Littleborough	1	1
SH 2372	Flat Above Tesco Express, Pennine Precinct, Newhey Road, Milnrow	2	2
SH 2376	Land Adjacent To 68 Ashfield Lane, Milnrow	1	1
SH 2377	Lock View,4 Higher Chelburn, Todmorden Road, Littleborough	1	1
SH 2379	Royal Oak Hotel, Church Street, Littleborough	5	5
SH 2381	Ristorante Del Lago, 43 Lake Bank, Littleborough	2	2
SH 2390	195 Rochdale Road, Milnrow	1	1
SH 2392	Branch Road Farm, Branch Road, Littleborough	1	1
SH 2393	Springbank Kennels, Birch Hill Lane, Wardle	1	1
SH 2397	Handle Hall Farm, Calderbrook Road, Littleborough	2	2
SH 2407	Land Off Buckley Hill Lane, Milnrow	4	4
SH 2457	48 - 50 Featherstall Road Littleborough	1	1
SH 2458	55 Dale Street Milnrow	3	3
SH 2459	30 - 32 Smithy Bridge	6	6
SH 2461	Land Adjacent 452 Halifax Road Wardle Rochdale	3	3
SH 2462	Land Adjacent To 78 Willows Lane, Rochdale	1	1
SH 2197	Land at Moorhouse Fold, Milnrow	5	5

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 2465	Lightowlers Barn, Lightowlers Lane, Littleborough	1	1
SH 2467	Carrick, Rochdale Road, Milnrow	3	0
SH 2473	Wardle And Smallbridge Community Centre Wardle Road	1	1
SH 2481	67 Newhey Road, Milnrow	1	1
SH 2463	Dunsterville Manchester Road Castleton North Rochdale	1	1
SH 2334	102 Mitchell Street, Rochdale	3	3
SH 2335	276 Yorkshire Street, Rochdale	1	1
SH 2071	Land Adj 158 Drake Street, Rochdale	5	5
SH 2339	401 Manchester Road, Rochdale	1	1
SH 2343	1 -3 South Parade, Rochdale	3	3
SH 2345	293b Oldham Road, Rochdale	2	2
SH 2346	182 Milnrow Road, Rochdale	1	1
SH 1715	806 -810 Manchester Road, Rochdale	8	8
SH 2348	19 -21, Church Lane, Rochdale	4	4
SH 2352	20 Queen Victoria Street, Rochdale	1	1
SH 2353	Land to The Rear of,1 Saxwood Close, Rochdale	1	1
SH 2354	Land Adjacent to 7 Falinge Fold, Rochdale	1	1
SH 2355	18 Regent Street, Rochdale	3	3
SH 1891	Castle Inn, Manchester Road, Rochdale	1	1
SH 2358	Land Adjacent To 22 Rooley Moor Road, Rochdale	1	1
SH 2359	New Birtle Farm, Birtle Road, Rochdale	1	1
SH 2059	Land Adjacent 167 Spotland Road, Rochdale	5	5
SH 2364	Land Off Glenavon Drive, Rochdale	2	2
SH 2365	Land Adjacent To 1116 Manchester Road, Rochdale	1	1
SH 2368	Further Red Lumb, Red Lumb Street, Rochdale	1	1

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 2369	Land Adjacent To 27 Edward Street, Rochdale	2	2
SH 2370	Stable Hills, Chadwick Hall Road, Rochdale	1	1
SH 2371	Land Off Belfield Lane (Rear Of 235 Milnrow Road, Rochdale	1	1
SH 2382	662 Bury Road, Rochdale	1	1
SH 2383	Mayroyd, Norden Road, Rochdale	4	4
SH 0812	Adj "Old Falinge", Falinge Road, Rochdale	2	2
SH 2391	Denehurst House, Edenfield Road, Rochdale	5	5
SH 2395	103 Yorkshire Street, Rochdale	2	2
SH 2398	Land to Side And Rear Of 10 And 12 Broadhalgh Road, Rochdale	2	2
SH 2399	Land Adjacent To 47 Crescent Road, Rochdale	1	1
SH 2401	Leaches Farm, Ashworth Road, Rochdale (1)	2	2
SH 2402	Leaches Farm, Ashworth Road, Rochdale (2)	1	1
SH 2403	8 Canterbury Close, Rochdale	1	1
SH 2404	First Floor and Second Floor, 105 Yorkshire Street, Rochdale	1	1
SH 2405	Land Adjacent To 17 Entwisle Road, Rochdale	4	4
SH 2136	Land Adjacent To 1 Arthur Street, Rochdale	1	1
SH 2410	74 Drake Street, Rochdale	2	2
SH 2411	Land Adjacent To 228 Broad Lane, Rochdale	1	1
SH 2412	The Royal Bank Of Scotland Plc, The Butts, Rochdale	1	1
SH 2415	11 Briton Street, Rochdale	1	1
SH 2416	99 Yorkshire Street, Rochdale	2	2
SH 2421	Land Adjacent To 13 Holborn Street, Sudden, Rochdale	1	1

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 2135	Land Adjacent Spring Inn, Broad Lane, Rochdale	5	5
SH 2424	Former High Sheriff Ph,69-71 Halifax Road, Rochdale	3	3
SH 2426	Waterloo Farm, Jowkin Lane, Rochdale	1	1
SH 2427	1 East Street, Wardleworth, Rochdale	2	2
SH 2428	Tweeddale Street Surgery,63-65 Tweeddale Street, Rochdale	3	3
SH 1159	23 & 25, Drake Street, Rochdale	7	7
SH 2430	23 Church Lane, Rochdale	6	6
SH 2431	490 Manchester Road, Castleton, Rochdale	2	2
SH 2446	Land Between 5 And 7 Innings Way, Rochdale	3	3
SH 2447	87-89 Yorkshire Street, Rochdale	4	4
SH 2448	Former Jamilla Paul Hair and Beauty, 14 Nelson Street	7	7
SH 2449	Land Adjacent 2 Oswald Street, Rochdale	1	1
SH 2450	Land Adjacent To 8 Neston Road, Rochdale	2	2
SH 2451	Land Adjacent To Craven Heifer, 7 Broad Lane, Rochdale	4	4
SH 2452	Lower Red Lumb Farm, Red Lumb, Street	1	1
SH 2453	43 Bamford Way Rochdale OL11 5nb	5	5
SH 2454	Carr Wood Cottage School Lane (Formerly 1 & 3 Higher Clough)	1	1
SH 2455	24 Whitworth Road, Rochdale	1	1
SH 2456	39 Newchurch Street, Rochdale	1	1
SH 2089	Land Between Parkfield St And Gilbrook Way, Rochdale	1	1
SH 0641	Land at Worcester St, Stoneyfield, Rochdale	3	3
SH 2466	The Folly, Spring Bank Lane	1	1
SH 2470	79 Yorkshire Street, Rochdale	2	2

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 2474	816 Manchester Road, Castleton, North Rochdale	1	1
SH 2479	Fisherfield Farm Nursery, Hargate Avenue, Rochdale	1	1
SH 2483	Craig Lee House, 25 Church Lane, Rochdale	0	4
SH 2484	37 Gale Street Rochdale	1	1
SH 2487	Garage Site, Crown Street Rochdale	6	6
SH 2492	847-849, Manchester Road	3	3
SH 2485	Land to West of 3 Roods Lane, Norden Rochdale	1	1
Total		341	343

(Source: March 2022 SHLAA)

Appendix 4: Summary of SHLAA Supply from Major Sites with Outline Planning Permission

Table 4.1 Supply from Sites under Major Sites with Outline Planning Permission at 1st April 2021

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 2491	Kingdom Hall of Jehovah's Witnesses, Taylor Street, Heywood	10	0
SH 1528	Land off Fielding Street, Middleton	49	0
SH 2293	Sladen Mill, Halifax Road, Littleborough, Rochdale	35	0
SH 0881	Plot X, Kingway Business Park, Rochdale	60	0
Total		154	0

(Source: March 2022 SHLAA)

Appendix 5: Summary of SHLAA Supply from Minor Sites with Outline Planning Permission

Table 5.1 Supply from Minor Sites with Outline Planning Permission at 1st April 2021

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 2385	Land adj Harefield Hall Farm, Chadwick Lane, Heywood	8	0
SH 2444	Land off Rossett Close, Middleton	3	3
SH 2486	Land adj to Lowther Crescent, Middleton	1	1
SH 1054	Land at Harwood St, Littleborough	9	9
Total		21	13

(Source: March 2020 SHLAA)

Appendix 6: Summary of SHLAA Supply from “Other Sites Identified for Housing”

Table 6.1 Supply from Other Sites Identified for Housing at 1st April 2021

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 0613	Rope Works, Brunswick St, Heywood	39	0
SH 0677	Mutual Mills (1 & 2), Mutual St, Heywood	298	0
SH 0732	Albert Jagger Ltd, Wesley Street, Heywood	16	0
SH 0911	Bamford Squash, Bamford Rd, Heywood	53	0
SH 1236	22-26 Bridge Street, Heywood	6	0
SH 1755	Angel Meadow Phase 2, Heywood	17	0
SH 1756	Angel Meadow Phase 1, Heywood	42	0
SH 2011	Brunswick Hotel, 19 Bridge Street, Heywood	6	0
SH 2249	Mutual Mills (3 & 4), Mutual St, Heywood	150	0
SH 1960	Heap Fold Farm, Bury Old Road, Bury	5	0
SH 1973	Land At Angus Avenue, Heywood	2	0
SH 1974	Land Adj 2 Harwood Park, Hornby Street, Heywood	3	0
SH 2085	Land At Cross Street, Heywood	17	0
SH 2100	Land Adjacent To 12 Wham Street, Heywood	9	0
SH 2102	Land At Hill Street, Heywood	12	0
SH 2200	Land Bounded By Bethel Street, Earl Street & Taylor Street, Heywood	14	0
SH 2205	Land To Rear Of 62 - 82, Bury New Road, Heywood	8	0
SH 2222	174 Bury Old Road, Heywood	7	0
SH 2261	Buxton Street, Heywood	9	0
SH 2254	The Sutherland Centre, Sutherland Road, Heywood	17	0
SH 2258	Land To The Rear Of, 1-3 The Brooklands, Heywood	16	0

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 2255	Land At Holland Street, Heywood	6	0
SH 666	Land Off Glen Grove / Wade Street, Middleton Junc, Middleton	37	0
SH 0745	Land Off Spring Vale, Middleton	8	0
SH 0799	Hebers Booster Station, Hollins Lane, Middleton	1	0
SH 1218	Providence United Reformed Church, Market Place	8	0
SH 1226	Site Of New Jerusalem Church, Manchester Old Road, Middleton	8	0
SH 1244	613 Manchester Old Road, Middleton	5	0
SH 1368	Lodge Mill, Townley Street, Middleton	18	0
SH 1529	Linkside, Sunny Brow Road, Middleton,	11	0
SH 1778	Warwick Mill, Oldham Road, Middleton	147	0
SH 1849	Land To The Rear Of 64 Rochdale Road, Middleton	6	0
SH 1917	101 - 103 Long Street And 1,3, & 5 Durnford Street, Middleton	5	0
SH 2066	London House, Middleton	42	0
SH 2326	British Vita Training Centre, Green Street, Middleton	47	0
SH 2330	Land At Hilton Fold Lane / British Vita, Middleton	20	0
SH 1675	Land Rear Of Tesco, 408 Oldham Road, Middleton	36	0
SH 1933	Bonscale Park (Off Rothay Drive), Langley	50	50
SH 1975	Land Adjacent 91 & 93 York Road West, Middleton	4	0
SH 1976	Land Bounded By Hornby St, Taylor St And Langton St, Middleton	2	0
SH 1978	Land To Rear Of 11-19 Broad St, Middleton	9	0
SH 1980	William Street, Middleton	50	0
SH 2083	Land Adjacent To 77 Spring Vale, Middleton	1	0

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 2246	Burnside Crescent / Rattray Drive, Langley	16	16
SH 2247	Derwent Rd / Kentmere Dr, Langley	12	12
SH 2112	Milton Street Family And Children Centre, Milton Street, Middleton	8	0
SH 2388	Leighton Avenue, Alkington, Middleton	27	0
SH 2206	Land To The Rear Of Kenyon Lane, Middleton	5	0
SH 2225	Land Off Don Street, Middleton	303	90
SH 2192	Land Adjacent, Litchfield Court, Middleton	6	0
SH 0569	Land Off Durn St, Durn, Littleborough	53	0
SH 0594	Ealees Area Of Opportunity, Littleborough	34	0
SH 0606	Wardle Mill, Knowl Syke St, Rochdale	33	0
SH 0807	Land At Dyehouse Lane, Smallbridge	100	0
SH 1530	153, Ramsden Road, Rochdale	6	0
SH 1550	Former Akzo Nobel Site, Hollingworth Road, Littleborough	174	90
SH 1551	Former Newhey Educational Institute, Huddersfield Road, Newhey	12	0
SH 1881	8 -26, Brown Street, Littleborough	37	0
SH 1935	Rakewood Mill, Rakewood Road, Littleborough	26	0
SH 1958	Land Adjacent 87 New Road, Littleborough	29	0
SH 1962	Booth Hollings Mill, Rakewood Road, Littleborough	6	0
SH 2056	Land At Junction Calderbrook Road And Hare Hill Road, Littleborough	8	0
SH 2044	Land At Belfield Lawn, Off Belfield Mill Lane, Smallbridge	6	0
SH 2086	Former St John's Playing Field, Wardle	40	0
SH 2092	Land At Woodheys Road, Littleborough	2	0
SH 2331	Former Gas Works Site, Hare Hill Road, Littleborough	20	0
SH 2207	Litho House, Barehill Street, Littleborough	8	0
SH 2279	Dale Mill, Dale Street, Milnrow	68	0

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 2287	Dene Works, Edgar Street, Rochdale	21	0
SH 2289	Honresfeld, Halifax Road, Littleborough	8	0
SH 2292	Dearnley Old Hall, New Road, Littleborough	14	0
SH 0483	Site Of 53-61 Tweedale Street, Rochdale	6	0
SH 0596	Iversons Bldg, Drake St, Rochdale	12	0
SH 0597	High Birch School, Bolton Rd, Rochdale	21	0
SH 0681	Dicken Green Mill, Greenfield Lane, Rochdale	70	0
SH 0893	Former Oakenrod School and Land At Bridgefield St, Rochdale	65	0
SH 1019	Exeter St / Durham St, Rochdale	8	0
SH 1062	R/O Dicken Green PH, Off Queensway, Roch	5	0
SH 1278	Land At Entwisle Road, Rochdale	13	0
SH 1473	Land At Newchurch Street, Rochdale	100	0
SH 1556	Queensway Neighbourhood Centre, Well'i'th Lane, Rochdale	73	0
SH 1612	Former Emmanuel Christian School, Horse Carrs, Shawclough Road, Rochdale	21	0
SH 1635	West Street Baptist Church, West Street, Rochdale (Western Part)	6	0
SH 1717	Conservative Club, Newchurch Street, Rochdale	6	0
SH 1722	Land At Bridgefold Road, Rochdale	24	0
SH 1739	Burnedge Mill, Broad Lane, Rochdale	6	0
SH 1775	Land At Greenbooth Road, Rochdale	60	0
SH 1779	201 Shaw Road, Rochdale	6	0
SH 1780	33 -41 Maclure Road, Rochdale	15	0
SH 1791	Norton Grange Hotel, Manchester Road, Rochdale	14	0
SH 1840	206 -208 Drake Street, Rochdale	17	0
SH 1854	Land At Regent Street/ Jermyn Street, Rochdale	13	0

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 2036	3 Whitehall Street And 20 Eastgate Street, Rochdale	5	0
SH 2064	WR Anderton And Co, Maltings Lane, Rochdale	50	0
SH 2065	Queens Drive Gateway (Including Site Of Temporary Health Centre), Kirkholt	22	0
SH 2077	New Street Works, New Street, Rochdale	9	0
SH 2080	Lomax Transport Services, Trub Farm, Manchester Road, Rochdale	29	0
SH 2088	Giants Foot, Eafield Road, Rochdale	3	0
SH 2239	Riverside Phase 2, John St, Rochdale	200	200
SH 2240	Central Retail Park, Drake St, Rochdale	215	215
SH 2241	Confidential Site 4	100	0
SH 2242	Lower Falinge Masterplan Area, Rochdale	486	280
SH 2251	Former KYP, Hamer Lane / Belfield Road, Rochdale	14	14
SH 2327	Gowers Street / Weedon Street, Rochdale	10	10
SH 1716	Beaumonts, Bury Road, Rochdale	10	0
SH 1859	Land To Corner Of Taylor Street & Rugby Road, Rochdale	8	0
SH 1969	Land Opposite 1 -35 Bentley Street, Rochdale	9	0
SH 2087	Garage Site, Schofield Street, Rochdale	2	0
SH 2332	College Bank Masterplan Area, Rochdale	120	0
SH 1971	Trub Farm (West Of Canal), Manchester Road, Rochdale	167	0
SH 2140	Land Between 395 & 421 Edenfield Road, Rochdale	10	0
SH 2198	Land At Rudyard Grove, Friars Crescent, Lilac Road, Kildare Crescent And Balderstone Road, Rochdale	76	76
SH 2216	Site Of 25 Holmes St, Rochdale	5	0
SH 2218	Spread Eagle ,10 Cheetham Street, Rochdale	6	0

SHLAA Ref	Location	Capacity	SHLAA Delivery within Five Year Period
SH 2219	Townhead Offices, Yorkshire Street, Rochdale	14	0
SH 2230	Nixon Street, Rochdale	100	90
SH 2234	82 -84 Drake Street, Rochdale	28	0
SH 2432	Land At Miall Street, Rochdale	100	0
SH 2433	Mecca Bingo, Smith Street, Rochdale	100	0
SH 2434	Land Off Smalley Street, Castleton	66	0
SH 2435	Station Area South, Castleton	60	0
SH 2436	Land Off Earnshaw Avenue, Rochdale	60	0
SH 2437	Land Off Crompton Avenue, Rochdale	26	0
SH 2298	1 Drake Street, Rochdale	9	0
SH 2302	148 Drake Street, Rochdale	8	0
SH 2304	3-11 Grandidge Street, Rochdale	5	0
SH 2464	Land Bounded By Mayfield Rd And Dean Street, Rochdale	65	0
Total		5,207	1,143

(Source: March 2022 SHLAA)

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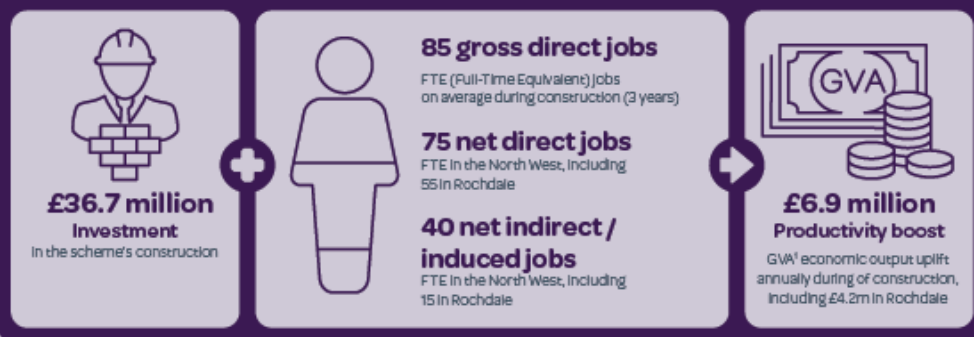
Appendix 5: Economic Benefits Infographic

Economic Benefits Infographic

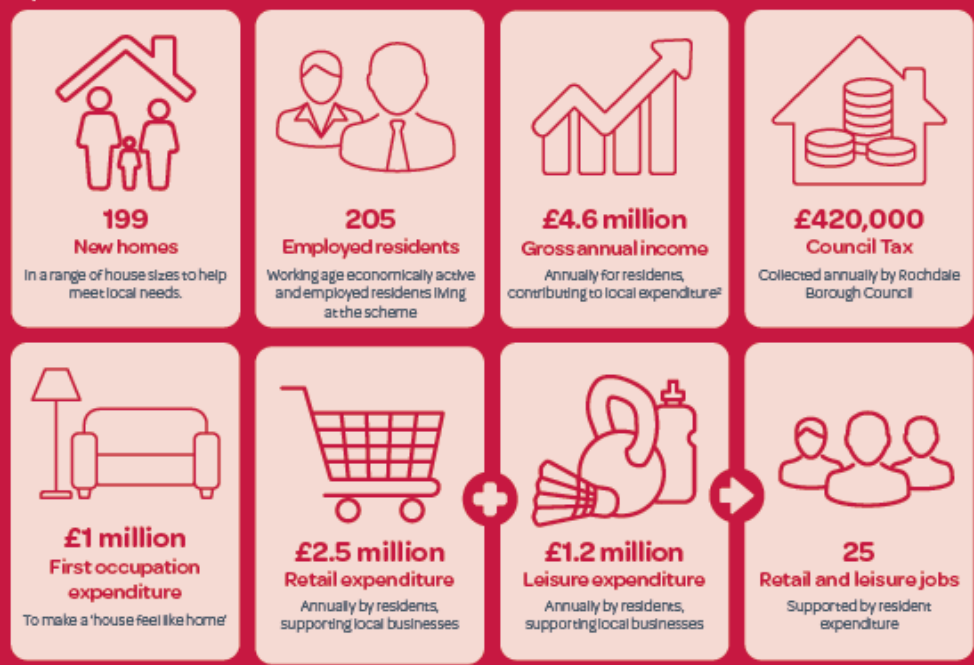
PROPOSED DEVELOPMENT: 199 residential dwellings

SITE: Land at Smithy Bridge Road, Smallbridge, Rochdale

Construction Phase



Operational Phase



¹ GVA (Gross Value Added) measures the value of output created (i.e. turnover) net of inputs used to produce a good or service (i.e. production of output). It provides a key measure of economic productivity. Put simply the GVA is the total of all revenue from businesses, which is used to fund wages, profits and taxes.

² Note that this is based on median North West incomes for the average overall occupational profile in Rochdale, and therefore wages earned by residents could, for example, be higher than this figure if residents work in higher-paid jobs than the average for their occupation in the region and/or if the residents profile is weighted more towards professional occupations than the borough average. This figure also does not include other sources of income, such as those derived from investments or social security benefits.

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