



CAROLINE TAMWORTH PLANNING

Planning and Development

FULL PLANNING APPLICATION

**PROPOSED DEMOLITION OF FORMER COMMERCIAL AND LIGHT INDUSTRIAL
BUILDINGS AND CONTAINERS AND CONSTRUCTION OF 24 NO. TWO STOREY
DWELLINGS**

LAND OFF GREENHILL ROAD/SMETHURST STREET, MIDDLETON, M24 2BB

PLANNING STATEMENT

Prepared by Chorlton Planning Ltd

On Behalf Of

J. Walker Homes Ltd

CT1200

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1.0 The Site

1.1 The application site comprises a rectangular shaped site containing a large number of vacant buildings and structures and areas of hardstanding. The site is a former transport depot owned and operated by JW Lees Brewery the use of which ceased around fifteen years ago. The southern part of the site contains natural vegetation and several trees.

1.2 There are two access points to the site, one from Greenhill Road to the north and one from Smethurst Street to the south east.

1.3 The site is surrounded by residential development to the north, east, west and south west. The JW Lees Brewery yard lies to the south east.



Approximate application site edged by red dotted line

2.0 The Proposal

2.1 Planning permission is sought for the demolition of all buildings and structures on site and the construction of 24 No. two and three bedroomed two storey dwellings.

2.2 The properties are to be accessed from a new highway proposed to be constructed off Greenhill Road.

2.3 Plots 1-2 will front onto Greenhill Road with the remainder of the dwellings fronting onto the new cul-de-sac.

2.4 Each dwelling will have private amenity space to the front with good-sized private gardens to the rear.

2.5 Each three bed dwelling will be provided with 2 car parking spaces and each two bed dwelling with 1 car parking space.

2.6 Detailed plans are provided by Nicol Thomas.

3.0 Planning Policy Context & Compliance

3.1 The site is located within the Defined Urban Area on the Proposals Map read in conjunction with the adopted Rochdale Core Strategy.

3.2 The following Core Strategy policies are relevant to the proposed development:-

- Policy C1 - Delivering the right amount of housing in the right places
- Policy C3 - Delivering the right type of housing
- Policy C4 - Providing affordable homes
- Policy C6 - Improving health and wellbeing
- Policy C8 - Improving community, sport, leisure and cultural facilities
- Policy E2 - Increasing jobs and prosperity
- Policy P1 - Improving image
- Policy P2 - Protecting and enhancing character, landscape and heritage
- Policy P3 - Improving design of new development
- Policy G1 - Tackling and adapting to climate change
- Policy G2 - Energy and new development
- Policy G3 - Renewable and low carbon energy developments
- Policy G7 - Increasing the value of biodiversity and geodiversity
- Policy G8 - Managing water resources and flood risk
- Policy G9 - Reducing the impact of pollution, contamination and land instability
- Policy T2 - Improving accessibility
- Policy DM1 - General developments requirements
- Policy DM2 - Delivering planning contributions and infrastructure

3.3 The following saved policies of the Rochdale Unitary Development Plan (UDP) are also relevant:-

- Policy G/D/1 - Defined Urban Area
- Policy EM/7 - Development and Flood Risk
- Policy EM/8 - Protection of Surface and Ground Water

3.4 Advice within the National Planning Policy Framework (NPPF) is also relevant along with the emerging Places for Everyone, Rochdale Council's Supplementary Planning Documents 'Guidelines and Standards for Residential Development' (2016), 'Affordable Housing' (2008), 'Provision of Recreational Open Space in New Housing' (2008). 'Biodiversity and Development' (2017) and Climate Change Adaptation' (2012).

Policy C1

3.5 The Council's aim is to provide sufficient land to deliver at least 460 net additional dwellings per year up to 2028. There is a strong focus on delivering houses on previously developed sites.

3.6 The application site is located within the south of the Borough where it is envisaged that the majority of new homes will be provided due to accessibility in relation to the core of the Greater Manchester city region and the availability of opportunities for new housing.

3.7 The application site is within the heart of the urban area and contains a number of redundant buildings and areas of hardstanding. Residential development of the site is ideal due to the established surrounding land uses and sustainable location.

Policy C3

3.8 The NPPF, along with Plan policy C1, emphasises the drive to boost the supply of the right size, type and tenure of homes to cater for the needs of different communities. Advice within the NPPF seeks the promotion of healthy and safe communities which are easily accessible by sustainable transport. The requirement for high quality design and the efficient use of land are key.

3.9 This policy seeks to ensure that new development provides a range of housing types across the Borough in order to meet local needs and aspirations. The policy states that the Council will:-

- *"Ensure new development provides housing types that take account of local needs and aspirations;*
- *Ensure that the supply of larger and higher value housing in the borough is improved;*
- *Require a high standard of design and layout that produces attractive places and takes account of energy efficiency and climate change;*

- *Promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character; and*
- *Support the provision of housing on appropriate sites to meet the needs of specific groups including older people and other vulnerable groups.”*

3.10 The south of the Borough will see a focus on widening the choice of housing available to better meet the needs of existing and future residents. In order to deliver this, policy criteria c) states that the delivery of lower density higher value dwellings, of which there is a shortage of, will be prioritised within those areas of Heywood, Middleton and Rochdale that fall outside the defined regeneration areas.

3.11 The proposed scheme fully meets the provisions of this policy providing a mix of two and three bedroomed dwellings both for rental and rent to buy on a previously developed site within a sustainable location. The density of development maximises the use of the land available whilst addressing the need to include good levels of soft landscaping to meet First Choice Homes’ brief.

Policies C4 & C8

3.12 Policy C4 sets out affordable housing provision criteria in relation to all developments of 15 dwellings or more and Policy C8, to be read in conjunction with saved UDP policy G/3 (Recreational Open Space), seeks to support and promote the provision of better community, sport, leisure and cultural facilities within the Borough.

3.13 The proposed development far exceeds this policy requirement as it seeks to provide 24 affordable homes on the site comprising 4 No. 2 bedroomed 4 person houses for Affordable Rent tenure, 14 No. 3 bedroomed 5 person houses for Affordable Rent tenure and 6 No. 3 bedroomed 5 person houses which designated for Rent-to-Buy tenure.

3.14 Policy C8 seeks to support and promote the provision of better community, sport, leisure and cultural facilities. One of the methods of doing this is to secure financial contributions through development scheme where it is thought that development will increase demand and there is a recognised deficiency. The Viability Assessment report addresses the financial implications of the Council requiring the payment of a commuted sum towards this.

Policy C6

3.15 This policy sets out how the Council intends to improve people’s health and wellbeing and reduce health inequalities within the borough. One of the ways that the Council intends to achieve this is by ensuring the provision of an appropriate number of good quality and affordable homes with a mix of tenures where it is most needed. High quality design is key and the creation of neighbourhoods that are safe to use and sustainable. The management and mitigation of the effects of climate change, including reducing flood risk and tackling

greenhouse emissions, is important along with the promoting of more active living by making places accessible by walking, cycling and public transport.

Policy C7

3.16 Through this policy the Council seeks to improve education facilities within the borough. One of the ways to do this is through developer contributions for the provision of educational facilities. Whilst the need for educational facilities is noted, the Viability Assessment submitted with the application concludes that additional monetary contributions would unfortunately make the scheme unviable.

Policy E2

3.17 As the established use of the site is that of commercial and light industrial, the policy criteria relating to loss of employment land contained within Policy E2 must be addressed. The Council will seek to secure the availability of sufficient sites and buildings within the right locations in order to support the creation and retention of successful businesses and increase the number and quality of jobs.

3.18 The policy goes on to state that in the south of the borough employment development will be focused in the designated economic growth corridors with good access to the motorway network and public transport facilities. The application site does not fall within an economic growth corridor and is surrounded by housing development.

3.19 At paragraph 7.42 it states:-

“The policy is more flexible in allowing change of use in the south because of the larger land supply, the need to support regeneration objectives and to provide more housing on brownfield sites. However, a strong case will be required if employment land is to be lost in economic growth corridors and areas.”

3.20 Due to the location of the site in relation to public transport links and local shops and services, and the established residential development around the site, the site is more suited to residential development than an employment generating use. The potential noise and disturbance and traffic generation, including large commercial vehicles, of a new commercial or industrial use within this predominantly residential area could be harmful to the amenity of existing residents and lead to congestion on the highway.

3.21 At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF sets out three overarching objectives:-

- a) ***an economic objective*** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improve*

productivity; and by identifying and co-ordinating the provision of infrastructure.

- b) **a social objective** – 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being*
- c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

3.22 The economic, social and environmental benefits that the provision of 24 new dwellings will bring far outweighs any perceived harm resulting from the loss of the employment site. The site has been vacant for some time and its dilapidated appearance detracts from the visual amenity of the area and attracts vandalism and anti-social behaviour.

Policies P1, P2 & P3

3.23 These policies, along with advice within the NPPF, demand high quality and innovative design to promote the Borough’s image. There is an emphasis on ‘greening’ the urban environment and promoting the development of under-used land and buildings.

3.24 The proposed development is of a high-quality design having been formulated with close collaboration between the applicant, a well-established house builder, and HNA who are experienced and well-respected architects.

3.25 The development makes use of a redundant previously developed site and when complete will significantly enhance the character and appearance of this part of Middleton to the benefit of surrounding land users.

3.26 Whilst the development site does include an area of land to the south currently containing grass and trees the scheme includes provision for high quality landscaping and areas of hard landscaping has been kept to a minimum. TBA Landscape Architects have carried out a tree survey and prepared an Arboricultural Impact Assessment and Arboricultural Method Statement. The majority of the trees and shrubs on site were categorised as low value or in need of removal. The proposed scheme includes the removal of some trees, with the pruning of others, and the provision of new native trees and shrubs of an appropriate size for the site.

Policies G1, G2, G3 & G8

3.27 Section 14 of the NPPF provides policy guidance on 'Meeting the challenge of climate change, flooding and coastal change'.

5.28 Paragraph 152 states:-

"The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."

3.29 All new developments must achieve the maximum possible reduction in demand for energy through building design.

5.30 Where possible development should be provided using a 'fabric first' approach to embed energy saving measures within the fabric of the building. The secondary method is the incorporation of other clean energy solutions followed by the use of renewable energy technologies, where practical.

5.31 The approach for the development is to embed sustainability into the heart of the development through a range of design measures based on the 'Be Lean (minimise energy demand through passive and active measures), Be Clean (select the most energy-efficient heating and cooling infrastructure), Be Green' (show intelligent use of renewable energy and technologies) design hierarchy.

3.32 The construction of new-build dwellings provides an excellent opportunity to maximise energy efficiency by taking the fabric first approach. In addition, photovoltaic panels will be installed on all dwellings to meet current building regulation standards.

3.33 An Energy Statement & Regulation 25a Low or Zero Carbon (LZC) technology feasibility study has been prepared by Anderson Goddard Ltd.

3.34 Policy G8, to be read in conjunction with saved UDP policies EM/7 (Development and Flood Risk) and EM/8 (Protection of Surface and Ground Water) seeks to ensure that new developments will not be at unacceptable risk of flooding themselves or that development will lead to an increased risk of flooding elsewhere.

3.35 Checks with the Environment Agency have confirmed that the site is not located in an area highlighted as being at risk from flooding. Build Vision Consulting Engineers have prepared a Brief Flood Risk Assessment and outline drainage strategy the findings of which have been submitted in support of the application.

Policy G7

3.36 Within urban areas the Council's priority is to:-

"...protect and enhance existing urban biodiversity and to support opportunities for new urban biodiversity corridors, sites and features including sustainable urban drainage schemes, new public realm provision, street trees and urban woodlands, ponds and lodges, green roofs and natural play areas."

3.37 A Preliminary Ecological Appraisal has been carried out by Verity Webster. The survey was undertaken in July when wildlife and plant species are active. The report concludes that the buildings, structures and trees on the site are considered to have negligible suitability for bats and that the loss of the habitat on site is not considered likely to have a significant negative impact upon local flora. It is stated that:-

"The proposals provide the opportunity to enhance the site for nesting birds, bats and other wildlife, maintaining the ecological functionality of the site"

3.38 As such, the proposed development is compliant with the provisions of Policy G7.

Policy G9

3.39 In order to address Policy G9 a Ground Investigation report and subsequent Phase II site investigation has been prepared by GeoAssist Ltd. A separate asbestos report has been prepared in readiness for the demolition works on site.

3.40 All recommendations contained within the reports will be carried out in order to avoid contamination or pollution.

Policy T2

3.41 This policy seeks to reduce the need to travel and to encourage and support modes of transport other than the car by ensuring that new development is located where there is good access to public transport and where walking and cycling are feasible options.

3.42 The site is within walking distance of primary and secondary schools, a day nursery and local needs shops along the nearby Grimshaw Lane.

3.43 A Transport Statement has been prepared by Focus Transport Planning and concludes that the proposed development:-

"...would represent appropriate and sustainable development when considered in highways and transport terms. The application site is located within an established

residential area and offers the potential to encourage access by alternative sustainable travel modes to the private car for many day-to-day journeys. It is considered that the application scheme would not give rise to a severe detrimental impact on local highway network operation – development traffic increases would not be significant, and operational effects on local highway network capacity would be limited. Focus TP therefore considers that there are no overriding reasons for refusing the planning application on highways and transportation grounds.”

Policy DM1

3.44 Along with advice contained within the NPPF and Council’s SPDs this policy seeks high quality design in all developments. The criteria within the policy seek, amongst other things, to safeguard amenity and minimise the impact of potential sources of disturbance and ensure that adequate vehicular access and appropriate levels of vehicle parking is provided.

3.45 The site layout and the scale and massing of the proposed dwellings has been carefully considered to achieve adequate separation distances between existing and proposed dwellings so as to safeguard privacy and not appear overly dominant.

3.46 The Transport Statement confirms the adequacy of the vehicle access arrangements and each three bedroomed dwelling will be provided with 2 car parking spaces and each two bedroomed dwelling with 1 car parking space which, for the accessible location of the site, is appropriate.

3.47 A detailed Design & Access statement has been prepared by Nicol Thomas which should be read in conjunction with this statement. The proposed development responds well to the site context and will provide a high-quality living environment for future residents.

Policy DM2

3.48 The developers of major developments in particular are expected to provide, or contribute towards the cost of providing, any physical and social infrastructure that is needed because of proposed development.

3.49 Where new housing is to be provided it is expected that provision is made for affordable housing, open space, health and well-being, education and/or community facilities.

3.50 The proposed scheme proposes 100% affordable housing. A supporting statement from First Choice Homes Oldham has been submitted with the application setting out how the provision of the 24 affordable homes on the site will assist in tackling the current waiting list of 9000 households within the borough. The statement confirms that the proposed development site would be owned and managed by FCHO in accordance with the Rochdale Borough Council’s allocations and lettings policy.

3.51 A Viability Assessment has been prepared by Roger Hannah addressing anticipated s106 Obligation requirements, including those relating to the provision and enhancement of public open space and education provision, and it is understood that this assessment will be considered by a third party.

4.0 Conclusion

4.1 The proposed development will make excellent use of a previously developed site within the urban area and provide 24 No. much-needed affordable houses within an accessible part of the borough.

4.2 The scheme is of a high-quality sustainable design and seeks to safeguard the residential amenity of existing and future occupants and will make a positive contribution to the visual amenity of the area which is currently being undermined by this vacant and untidy site.

4.3 The application is supported by specialist consultant reports the findings of which demonstrate that the proposed development is fully compliant with local and national planning policy and guidance.

December 2023