

SITE OF FORMER WEST STREET BAPTIST CHURCH, WEST STREET, ROCHDALE

DEVELOPMENT OF THREE PAIRS OF SEMI-DETACHED HOUSES

PLANNING STATEMENT

APRIL 2022



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1 INTRODUCTION

- 1.01 This statement is provided on behalf Rochemont Ltd with regard to the planning application submitted in respect of the regeneration of the vacant brownfield land on West Street in Rochdale for a residential development of three pairs of semi-detached houses.
- 1.02 This statement should be read in conjunction with the submitted application documents which are as follows:
- Application Form and Certificates
 - Existing and Proposed Scheme Design including Landscaping
 - Drainage Strategy
 - Arboricultural Impact Assessment and Method Statement
 - Desk Study for Contamination, Landfill Gas and Geotechnical Issues
 - CIL Form
 - Crime Impact Statement

2 THE APPLICATION SITE

- 2.01 The previously developed site is 0.1 hectares of vacant previously developed land and is edged red in the aerial view on the cover of this statement. The land has become overgrown in recent years with scrub and self-seeded trees, as can be observed in the views of the site looking south east and looking north east which are provided below at Figure 1.

Figure 1: Street Views of the Site



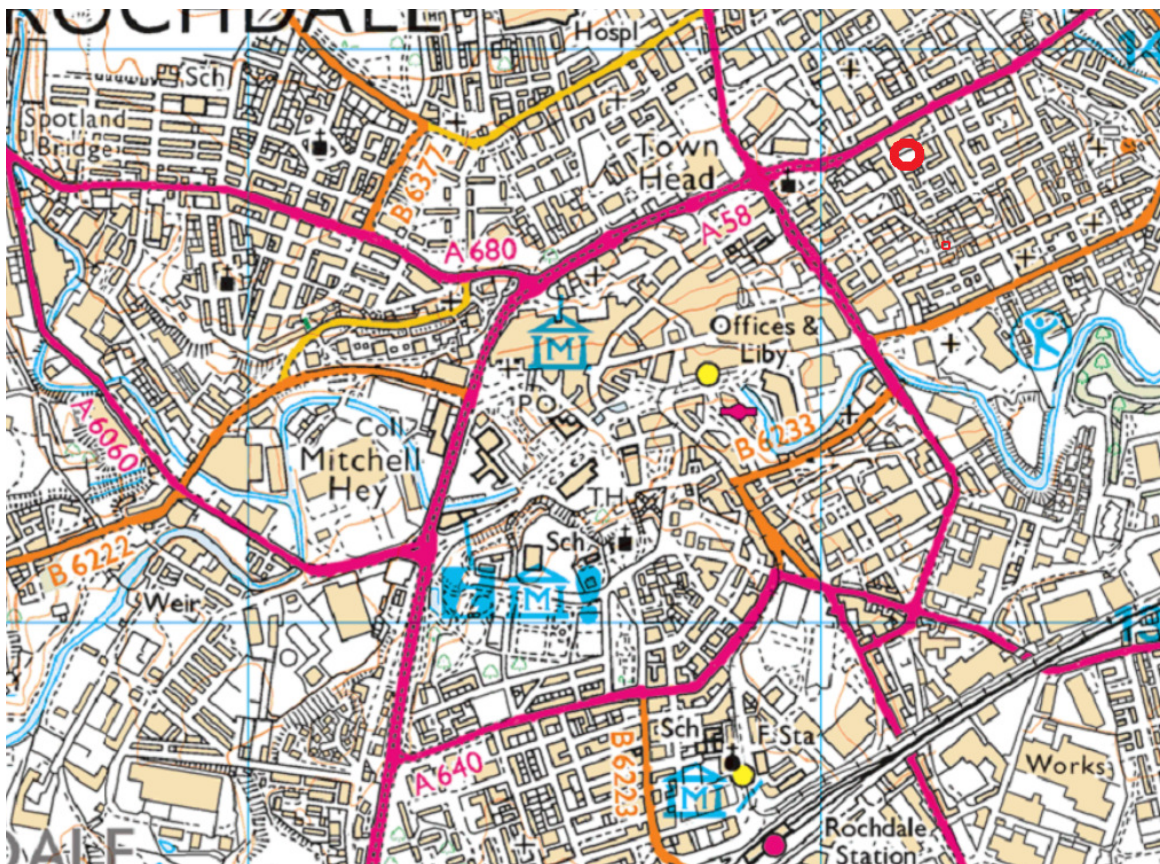
View looking south east



View looking north east

- 2.02 The site is allocated in the Rochdale Unitary Development Plan as being located within the predominantly residential area, and stands amidst dense housing comprised primarily of terraced housing interspersed by some semi-detached and detached dwellings. The site has further waste ground to the rear (south) and is abutted by Buckley Street to the north and West Street to the west, with a hardstanding to the east beyond which lies the Baptist Church.
- 2.03 The site is set within a sustainable and accessible location, as it is close by to local amenities and sources of frequent public transport. The position of the site is denoted by a red circle on the plan at Figure 2 below, demonstrating its close proximity to the town centre which is a short walk to the south west.

Figure 2: Position of the Site



3 PLANNING HISTORY

- 3.01 The site was granted outline planning consent ref 12/D55453 on 14 June 2012 for the development of six dwellings with the permission including the matters of access and siting, with scale, appearance and landscaping reserved. An extract from the approved layout plan is provided below at Figure 3 below.

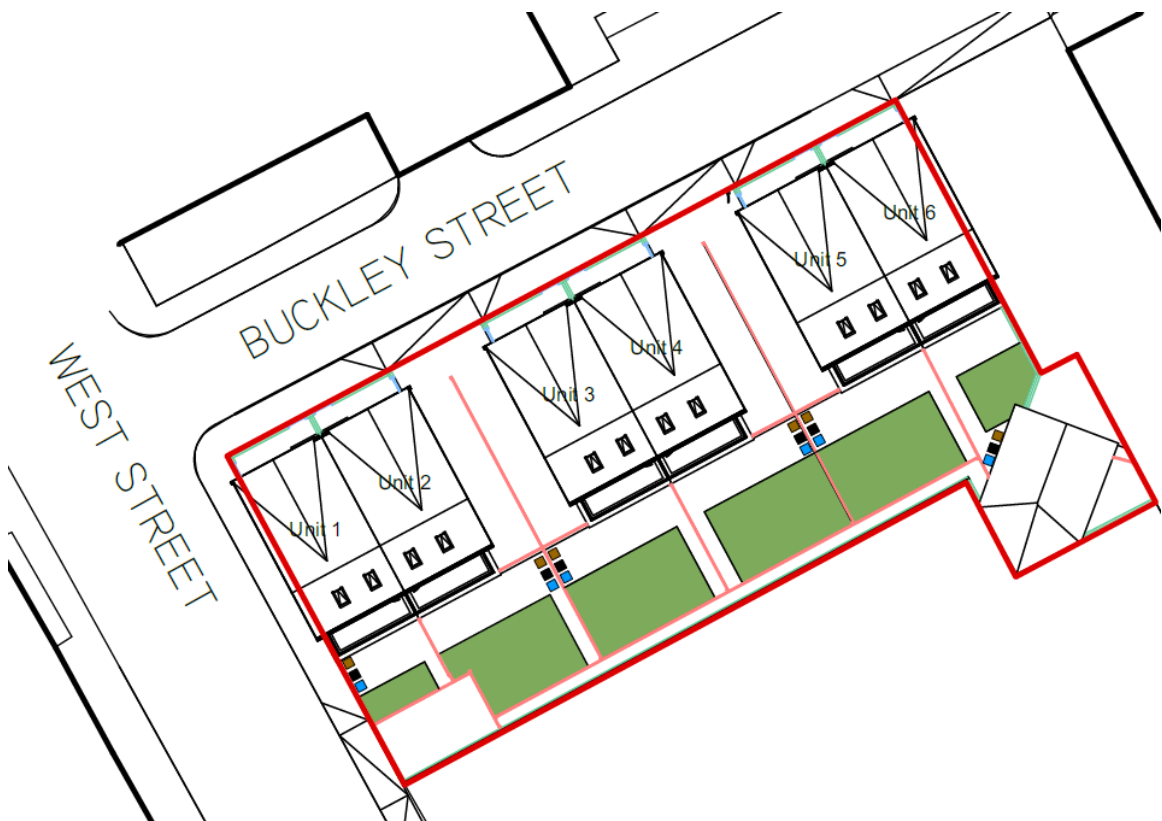
Figure 3: Extract from the 2012 Consent



4 THE PROPOSED DEVELOPMENT

- 4.01 The proposal seeks outline planning approval (including the matters of access, layout and scale) for the regeneration of the site for three pairs of semi-detached houses, each of which accommodate five bedrooms with parking provided mainly on side driveways and the rear amenity space supplemented by balconies at the upper floor level.
- 4.02 The scheme seeks to follow the principle of the previously approved scheme of 2012 with a very similar layout being proposed as shown below at Figure 4.

Figure 4: Extract from the Proposed Layout



- 4.03 An indication of the scale of the proposed dwellings is provided in the submitted plans, including 3D visuals to depict their anticipated appearance as included in the extract at Figure 5.

Figure 5: Visual of the Proposed Front Elevations



5 NATIONAL PLANNING POLICY FRAMEWORK

- 5.01 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states 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 development plan unless material considerations indicate otherwise.
- 5.02 The National Planning Policy Framework (NPPF) of July 2021 sets out a commitment to achieving sustainable development at Paragraph 7, with Paragraph 8 establishing that there are three overarching objectives, namely:
- Economic – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - Social – to support strong, vibrant and healthy communities, 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;
and
 - Environmental – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.03 Paragraph 8 of the NPPF confirms that the three identified objectives are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the objectives.

- 5.04 Section 5 of the NPPF 'Delivering a sufficient supply of homes' stresses at Paragraph 60 the importance of boosting the supply of homes by ensuring that a sufficient amount and variety of land comes forward where it is needed, that the needs of groups with specific housing requirements are addressed, and that land with permission is developed without unnecessary delay. Paragraph 69 recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.
- 5.05 Section 12 of the NPPF confirms at Paragraph 126 that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.06 It is firmly considered by the applicant that the scheme represents exactly the type of redevelopment of a brownfield site within a sustainable location which is encouraged by the aims and objectives of the NPPF.

6 LOCAL PLANNING POLICIES AND GUIDANCE

The Adopted Development Plan

6.01 The current planning framework at a local level utilised by Rochdale Borough Council is comprised of the saved policies of the Unitary Development Plan (UDP) of June 2006 alongside the more recent Core Strategy (CS) of October 2016.

6.02 The site is allocated as lying within the Defined Urban Area in the UDP, with the following policies considered to be of most relevance to the scheme:

UDP Policy G/D/1 'Defined urban area'

UDP Policy G/H/1 'Housing'

UDP Policy H/3 'Residential development outside allocated areas'

UDP Policy G/A/1 'Accessibility'

UDP Policy A/9 'New development – access for general traffic'

UDP Policy A/10 'New development – provision of parking'

UDP Policy G/BE/1 'Design quality'

UDP Policy BE/2 'Design criteria for new development'

CS Policy C1 'Delivering the right amount of housing in the right places'

CS Policy P3 'Improving design of new development'

CS Policy T2 'Improving accessibility'

CS Policy DM1 'General development requirements'

6.03 A brief summary of the aims and objectives of these policies is provided below.

UDP Policy G/D/1 'Defined urban area'

6.04 This generalist policy establishes the urban area of the Borough, seeking to ensure that new development, wherever possible and appropriate, is concentrated within the urban area in order to support urban regeneration and to protect the countryside.

UDP Policy G/H/1 'Housing'

- 6.05 Policy G/H/1 confirms that emphasis will be placed on making efficient use of previously developed sites and existing buildings within the urban area. this will include promoting higher densities in sustainable locations and maintaining the quality of the residential environment through good design.

UDP Policy H/3 'Residential development outside allocated areas'

- 6.06 This policy states that proposals for housing development on sites not allocated for housing or any other use in the plan will be permitted provided that:
- a) The site is on previously developed land;
 - b) The site is well located in terms of access to jobs, shops and services by modes of transport other than the car;
 - c) The development provides a mix of dwellings in terms of type and size;
 - d) The proposed development is compatible with the Plan's policies dealing with flood risk, unstable land, contaminated land and landfill gas; and
 - e) The proposed development is compatible with surrounding uses, including highways, both in terms of its impact upon those uses and the impact of surrounding uses upon the amenity of future residents.

UDP Policy G/A/1 'Accessibility'

- 6.07 Policy G/A/1 aims to facilitate accessibility for all by reducing the need to travel and promoting choice in the availability of transport, including walking, cycling and public transport, and for new development to be located, designed and integrated with its surroundings.

UDP Policy A/9 'New development – access for general traffic'

- 6.08 This policy requires proposals to facilitate safe and convenient access for general traffic, and to ensure that roads, junctions and access points to/from premises are safe, convenient and suitable for the volume and characteristics of traffic that will be required to use them, and access for emergency service vehicles and other service vehicles, such as waste collection vehicles, is provided.

UDP Policy A/10 'New development – provision of parking'

- 6.09 Policy A/10 makes reference to the Council's parking standards and requires development to provide adequate parking for vehicles in accordance with the stated figures.

UDP Policy G/BE/1 'Design quality'

- 6.10 This policy establishes an objective of ensuring that new development contributes to an attractive, safe and accessible built environment, and in particular to the quality of the townscape and landscape, and accords with the best of its surroundings.

UDP Policy BE/2 'Design criteria for new development'

- 6.11 Policy BE/2 requires development proposals to demonstrate good design via a series of criteria, including the need to ensure that they are compatible with or improve their surroundings by virtue of their scale, density, height, massing, layout, materials, architectural style and detail and means of enclosure.

CS Policy C1 'Delivering the right amount of housing in the right places'

- 6.12 This policy recognises that providing the right amount of homes in the right places will widen housing choice, attract and retain residents, create attractive, safe and successful neighbourhoods and support regeneration and increase prosperity. The policy also seeks to maximise the potential of previously developed land.

CS Policy P3 'Improving design of new development'

- 6.13 Policy P3 requires new developments to adhere to high standards of design, and establishes a number of design principles which should be adhered to wherever relevant.

CS Policy T2 'Improving accessibility'

- 6.14 This general policy aims to locate development to minimise the need to travel by car and the number and the length of car trips made to access local amenities.

CS Policy DM1 'General development requirements'

- 6.15 Policy DM1 expects that all development proposals to adhere to a number of criteria, including that they: are of high quality design and take the opportunity to enhance the quality of the area; are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents/users; do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy; mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary; and provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. The subject scheme has been designed to take account of all these requirements.
- 6.16 In addition to the above adopted policies, the scheme has been prepared to take account of the following supplementary planning documents (SPDs) adopted by the Council:

Guidelines and Standards for Residential Development SPD – June 2016

Residential Design Guide SPD – September 2009

Urban Design Guide SPD – September 2007

7 ANALYSIS

- 7.01 In essence, the brownfield site stands in a sustainable location and seeks to provide an appropriate residential use. As such, the development is supported by planning policies at both a national and local level. The primary issues considered to be presented by the proposal are analysed below.

Principle

- 7.02 The 2012 outline consent established the principle of the residential redevelopment of the site for six dwellings with the layout indicating three pairs of semi-detached houses, a form of development which is carried through into the current application. Although planning policies have evolved in the intervening ten years including the adoption of the Core Strategy in 2016 and the evolving versions of the NPPF which is now in its fourth issue, the aims and objectives remain the same: to make the most efficient use of previously developed land in accessible locations and to boost the housing supply for the benefit of the wider population. Accordingly, the principle of the proposed redevelopment remains firmly acceptable as the development accords with the relevant local and national planning policies.

Visual Amenity

- 7.03 The application is submitted in outline form to include the details of layout, access and scale only, with the matters of appearance and landscaping reserved. However, the indicative visuals and elevations provided as part of the application package demonstrate that a high quality of development is proposed which will contribute positively to the area by enhancing the design quality of a currently low-quality area. The redevelopment of the vacant site by the scheme will also serve to enhance the visual amenity of the street scene and establish a precedent for any following schemes to reflect in their subsequent design and appearance. The proposal therefore adheres to the aim of the NPPF for high quality design along with local policies in this regard.

Residential Amenity

- 7.04 The 2012 consent analysed the matter of amenity and adjudged that the scheme was acceptable in this regard given the context of the area and the juxtaposition of nearby properties and buildings. Therefore, whilst planning policies have evolved, it is considered that a similar layout remains acceptable with the houses now proposed also incorporating upper floor balconies to provide additional amenity space for the benefit of occupiers of the new dwellings. The development therefore accords with the Council's policies and guidance for new residential development, as well as achieving the goals of the NPPF by maximising the use of a highly sustainable brownfield site in the urban area.

Highways

- 7.05 The layout provides off-road parking for two cars in each house either on the side driveways or at the rear for the end units, with the access points remaining comparable to those accepted in 2012. The scheme therefore remains appropriate in this respect and adheres to the Council's policies in regard to highways

Biodiversity

- 7.06 The site has remained undeveloped since the previous consent was granted ten years ago, during which time the land has become partially overgrown but not with any specimens of any note. As such, the redevelopment of the site for housing remains appropriate as it will not have a negative impact on existing trees and undergrowth.

Contamination

- 7.07 The 2012 consent was granted on the basis of a remediation report which was provided at that time and demonstrated that the land was suitable for residential development without any concerns. The fact that there has not been any intervening use since the time of the previous consent dictates that the same conclusion can be reached for the current scheme.

The National Planning Policy Framework

- 7.08 At a national level, Paragraph 7 of the NPPF establishes a presumption in favour of sustainable development, with Paragraph 8 establishing the three key issues comprised of economic, social and environmental objectives.
- 7.09 Economic objective - the proposal will be developed through private investment which will create direct, indirect and catalytic economic benefits in the local area through new jobs in construction, wage spend locally and purchasing of materials. The economic benefits from the proposal are therefore demonstrated in regard to sustainability and should be afforded significant weight.
- 7.10 Social objective - the scheme for new development on the site assists with the well-being of the area, and the social role of sustainable development therefore strongly supports the development. The scheme as proposed is the most contextually appropriate solution for the site, thereby complying with the aims of the NPPF.
- 7.11 Environmental objective - the overall layout, design and appearance of the scheme is to a high quality. The erection of a well-designed scheme at the site therefore constitutes sustainable development which is encouraged by the NPPF.
- 7.12 On the basis of the above, the development of the site would be wholly compliant with the aims and objectives of the NPPF which confirms an acceptance of development within an urban setting which contributes positively, with Paragraphs 60 and 69 recognising and encouraging the contribution that can be made to housing numbers by the redevelopment of small-scale sites, and with Paragraph 124 encouraging the creation of high-quality development.

8 CONCLUSIONS

- 8.01 This statement has demonstrated that the proposed development is in accordance with the relevant paragraphs of the National Planning Policy Framework, along with the requirements of the policies of the Rochdale Unitary Development Plan and Core Strategy.
- 8.02 The granting of permission for the scheme is consequently entirely in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 as the proposal is in line with the development plan.
- 8.03 Should any issues be identified, or it is considered that further information is required, the Council is requested to contact the agent for the application at an early stage to allow for proactive discussions to take place.