

1.0 INTRODUCTION

- 1.1 Redrow Homes Limited (the 'Applicant') and Valerie Drake, Robert Allen and John Thomas Allen, June Greenwood, Willie Greenwood and Mark Greenwood and David Andrew Tetlow and Amanda Jane Tetlow are applying for a hybrid planning permission (part in outline, part in detail) for the development of up to 1,380 new homes, of which 233 dwellings will be in detail, and the up to 1,147 dwellings will be in outline. The proposals will also comprise mixed use development, green infrastructure, and Sustainable Urban Drainage Systems (SuDS) (the 'Development') on land at Stakehill, Rochdale Road (the 'Site').
- 1.2 The Site is located in the administrative area of Rochdale Borough Council ('RBC') and is 87.52 hectares (ha) in area; the Site boundary is shown on Figure 1.1. A full description of the Site and the Development is provided in Chapter 3: Site and Development Description of this Environmental Statement (ES).

Planning Context

- 1.3 The Site forms part of the wider mixed-use allocation (Policy JP Allocation 2: Stakehill) within the revised Greater Manchester Draft Places for Everyone Joint Development Plan Document (DPD)ⁱ. Policy JP Allocation 2 states that development at this site will be required to provide approximately 1,680 high quality homes, as well as adaptable high quality employment space. Policy GM2 includes a series of development principles to inform development.
- 1.4 The RBC Core Strategyⁱⁱ also recognises the site of Stakehill Business Park (Policy E3) as an area for economic growth as well as encouraging new housing in this area (Policy C2).

Requirement for Environmental Impact Assessment

- 1.5 Environmental Impact Assessment ('EIA') is a process by which development proposals deemed likely to have significant environmental effects are appraised systematically. This helps to ensure that the importance of the predicted significant environmental effects, and the scope for reducing them, are properly understood before a decision is made. Information on the likely significant effects of the Development has been gathered and is presented in this document, the ES. The ES will inform the decision-maker (in this case RBC) of the likely significant environmental effects of the Development both during construction and operation, and proposes mitigation measures to prevent, reduce or offset any significant adverse effects on the environment.

- 1.6 The Development falls within the category 'urban development projects' (Schedule 2, 10, (b)) of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017ⁱⁱⁱ*, as amended (the 'EIA Regulations'), as an urban development project where the area of the development exceeds the threshold of 5 hectares (ha) and also includes more than 150 dwellings. It is considered that the Development could lead to significant effects on the environment and an ES, informed through the EIA Scoping process (see Chapter 2 for further details), has been prepared in support of the planning application.

Organisation of the Environmental Statement

- 1.7 Regulation 18 of the EIA Regulations sets out the information an ES should include. Table 1.1 below shows where the Regulation 18 information has been provided in this ES. Appendix 1.1 sets out where the information required by Schedule 4 has been provided in this ES.

Table 1.1: Location of Information Required by Regulation 18 of the EIA Regulations

Specified Information		Location within ES
Reg 18 (3) An environmental statement is a statement which includes at least—		
(a)	a description of the proposed development comprising information on the site, design, size and other relevant features of the development;	Chapter 3.
(b)	a description of the likely significant effects of the proposed development on the environment;	Technical Chapters 6-13.
(c)	a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment	Chapters 3, 5 and Technical Chapters 6-13.
(d)	a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;	Chapter 4.
(e)	a non-technical summary of the information referred to in sub-paragraphs (a) to (d);	Separate standalone NTS.
(f)	any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected	Technical Chapters 6-13.
Reg 18 (4) An environmental statement must—		
(a)	where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction);	Chapter 2.

Specified Information		Location within ES
(b)	include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and	Technical Chapters 6-13.
(c)	be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.	A shadow Habitats Regulations Assessment (HRA) is included as Appendix 7.8 of the ES.
Reg 18 (5) In order to ensure the completeness and quality of the environmental statement—		
(a)	the developer must ensure that the environmental statement is prepared by competent experts;	A 'statement of expertise' as required by Regulation 18 (5)(b) of the EIA Regulations 2017 is provided in Appendix 1.2.
(b)	the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.	A 'statement of expertise' as required by Regulation 18 (5)(b) of the EIA Regulations 2017 is provided in Appendix 1.2.

ES Structure

- 1.8 This ES comprises 14 chapters and is supported by figures (located at the back of each chapter within Volume 1) and technical appendices (within a separate Volume 2). A Non-Technical Summary (NTS) of the full ES is provided as a separate standalone document. Table 1.2 sets out the structure of the ES.

Table 1.2: ES Structure

Volume 1 – Main Text & Figures		
Chapter No.	Chapter Title	Description
1	Introduction	Introduction to the ES, EIA requirements, details of project team, ES organisation and availability.
2	EIA Methodology	Methods used to prepare each chapter, description of ES structure and content, generic significance criteria, scoping and consultation.
3	Site and Development Description	Site description and details of the Development.
4	Alternatives and Design Evolution	Outline of the main alternatives considered by the Applicant.
5	Construction Methodology and Phasing	Details of anticipated programme for Development and construction methodology.
6	Landscape and Visual Effects	Assessment of effects of the Development relating to landscape and visual amenity.
7	Biodiversity	Assessment of effects of the Development relating to ecology and biodiversity.
8	Cultural Heritage	Assessment of effects of the Development on above ground (built heritage) and below ground (archaeological assets).
9	Transport	Assessment of effects of the Development relating to traffic and transport.
10	Air Quality	Assessment of effects of the Development relating to air

Volume 1 – Main Text & Figures		
		quality as a result of construction activities and vehicle movements, and during the operation phase, including from traffic movements and plant emissions.
11	Noise and Vibration	Assessment of effects of the Development relating to noise and vibration emissions.
12	Population and Human Health	Assessment of effects of the Development relating to the local population and human health.
13	Climate Change	Assessment of effects of the Development on climate change mitigation (GHG emissions), and the vulnerability of the Development to climate change (climate change resilience).
14	Summary and Residual Effects	Summary of the residual and interactive effects of the Development.
Volume 2	Technical Appendices	Technical data and reports to support the chapters in Volume 1.
Standalone Document	Non-Technical Summary	Summary of the ES in non-technical language.

Project Team

- 1.9 The ES has been coordinated by Barton Willmore, now Stantec and presents the results of technical studies carried out in conjunction with a number of specialist consultants appointed by the Applicant. The project team is listed in Table 1.3 along with their respective disciplines and contributions to the ES.

Table 1.3: Project Team

Organisation	Expertise / Competence
Redrow Homes Ltd	The Applicant
Ellipsis Land and Planning	Project Manager
Barton Willmore, now Stantec	Planning, Masterplanning, EIA Coordination, Landscape and Visual Effects, Population and Human Health, and Climate Change
Ascerta	Biodiversity
Headland Archaeology	Cultural Heritage
SCP	Transport
RSK	Air Quality
Hepworth Acoustics	Noise and Vibration
Randall Thorpe	Landscape Design

Other Documents

- 1.10 A number of other documents have been submitted to RBC in support of the planning application, which have been used to inform the ES. These include:

- Ball Strike Assessment;
- Coal Mining Risk Assessment;

- Community Involvement Statement;
- Design and Access Statement;
- Biodiversity Net Gain Assessment;
- Energy and Climate Change Adaption Statement;
- Minerals Assessment;
- Transport Assessment;
- Travel Plan; and
- Tree Survey and Arboricultural Impact Assessment.

Environmental Statement Availability

- 1.11 Printed paper copies of the ES and the technical appendices can be purchased at a cost of £300 and £400 respectively. The NTS can be obtained for £20. Copies of the ES, technical appendices and NTS can be obtained on data stick for £20. All documents are available from:

Environmental Planning Team
Barton Willmore, now Stantec
7 Soho Square
London, W1D 3QB

Tel: 020 7446 6888

- 1.12 As noted in the EIA Scoping Opinion (Appendix 2.2), the ES should be made available for public viewing. A hard copy of the ES will be issued to RBC and can be reviewed in person via appointment. Comments on the planning application can also be made via the Councils' website (<https://www.rochdale.gov.uk/planning-permission-building-regulations/search-planning-applications>) or can be forwarded to the Planning Department at the addresses below:

Planning and Development
Number One Riverside
Smith Street
Rochdale
OL161XU

Email: development.management@rochdale.gov.uk
Tel: 03003038873

REFERENCES

ⁱ Greater Manchester Places for Everyone Joint Development Plan Document. Link: <https://www.greatermanchester-ca.gov.uk/media/4838/places-for-everyone.pdf>

ⁱⁱ Rochdale Borough Council Core Strategy, Adopted 2016. Link: <https://www.rochdale.gov.uk/downloads/download/266/core-strategy>

ⁱⁱⁱ SI 571 as amended by 2018/659