

PLANNING STATEMENT

Erection of Retirement Living Apartments and Bungalows



Land at Bamford Mews, Norden Road, Bamford, Rochdale, OL11 5NX

November 2025



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APPENDIX F: A Better Life: Private Sheltered Housing and Independent Living for Older People by The Opinion Research Business.

APPENDIX G: Local Area Economic Impact Assessment by the Institute of Public Care (March 2014)



Executive Summary

The Planning Statement is prepared in support of a full planning application for the creation of a Retirement Living housing development comprising 49 Retirement Living Apartments (Category 2 type accommodation), associated communal facilities, landscaping and car parking and 18 Retirement Living bungalows.

This Planning Statement sets out the planning policy considerations which support the provision of Retirement Living accommodation for older people on the application site. The Retirement Living development will ensure that residents maintain their independence via a range of communal facilities and a House Manager, allowing them to remain in their own home as frailty increases through later life. These are a very specialised forms of accommodation that are currently limited within Bamford the development of which promotes downsizing and more efficient use of the existing housing stock.

The proposal provides the opportunity to achieve a high quality development that would positively contribute to meeting demonstrable local housing needs in accordance with the National Planning Policy Framework as well as the Council's local plan and both its Housing Strategy and Specialist Housing and Supported Living Needs Assessment,

In short, this scheme provides numerous wide ranging social and planning benefits, both for potential residents and the community as a whole. In summary, these are:

Sustainability Benefits

- *The provision of much-needed accommodation for older people that helps address the demographic imperative of an ageing population and a housing stock that is ill equipped to deal with its needs.*

- *An accessible location and form of development that will lead to less reliance on the private motorcar.*
- *A development that serves to underpin local facilities, including the retail functions of the shops close to the site.*
- *A land use, which is entirely passive and a "good neighbour".*
- *A building that will provide substantial energy efficiency advantages over most open market schemes.*

Balanced View of Policy and Other Material Considerations

- *Specialised housing for older people provides significant planning and social benefits.*
- *Sustainable form of development.*
- *Optimises use of land allocated for residential development.*
- *Net environmental benefit in streetscene, character and landscape terms.*
- *Reduced demand on public sector resources and health services. Retirement Living residents manage better and spend fewer nights in hospital, reducing the impact on NHS resources.*
- *Most residents have family and friends in the locality and are able to remain an important part of the local community.*
- *Increases availability of much needed family housing in areas of shortage boosting the supply in the local housing market.*
- *Helps underpin local facilities.*



Executive Summary

This proposal represents an ideal opportunity for the redevelopment of this sustainably located site at land off Norden Road, Bamford in accordance with the Government's housing and sustainable development policies. It would provide for much needed specialised accommodation for older people within a sustainable location, and freeing up existing under-occupied stock.

Retirement Living is a specialised form of accommodation that provides older people with a better housing choice, and provides residents with safety, security and companionship whilst removing the heavy burden of property maintenance. Therefore reducing the anxieties and worries experienced by many older people living in accommodation that does not best suit their needs.

This proposal is located in an accessible location with good links to Bamford district centre and is within easy reach of the shops, public transport facilities and other essential services located therein as well as local amenities, which all benefit residents in maintaining an independent lifestyle. Retirement Living is a specialised form of housing that generates extremely low levels of traffic; and the convenience of the location close to public transport opportunities would further reduce the need for car use, not least because purchasers of such housing accommodation generally no longer need or wish to have the 'burden' of car ownership (please see the Transport Statement submitted alongside this planning application).

The proposed development successfully achieves a balance between the potentially competing objectives of development and the environment, and thereby satisfies the goal of "sustainability".

This proposal will:

- Accord with national planning guidance in relation to sustainable

development and meeting local housing needs for older people;

- Accord with the relevant and material provisions of the development plan including its housing objectives;
- Optimise the use of land allocated for development;
- Achieve a high quality design that will enhance both the character and appearance of the local area; and
- Respond positively to the character of the area and sensitively integrate with surrounding properties



Above: Example of McCarthy Stone development at Butterworth Grange, Bamford



McCarthy Stone was established in 1963. Since 1977 and thus for the past 48 years the Company has specialised in the design, construction and management of Retirement Living housing (also known as sheltered accommodation) for sale to older people, and has developed a wealth of experience in this particular sector of the housing market. Extensive research both at pre and post-occupation has been carried out by the Company, which has led to product and service development.

This background has resulted in McCarthy Stone being widely recognised as the market leader in the provision of Retirement Living housing for sale to older people. To date more than 58,000 specialised dwellings for older people have been built or are in the course of construction at over 1,300 McCarthy Stone development sites throughout the United Kingdom, including a recent nearby scheme within Bamford (Butterworth Grange) which lies less than 200m to the south on Norden Road. As a result, McCarthy Stone has considerable experience of successfully developing a wide variety of sites including town centre locations, infill sites, sites within conservation areas and those adjacent to Listed Buildings.

McCarthy Stone's ethos is that later life can be more fulfilling. Through its developments and services, it helps older people enjoy their lives in peace, comfort and security. In addition to new developments, the Company provides its own care, support and management services. This ensures a continuing relationship and commitment to all of its residents.

McCarthy Stone continues to win the highest awards possible for customer satisfaction. Independent surveys by the Home Builders Federation (HBF) show that it is the only retirement house builder to achieve a double five star rating for customer service, and it has done so for every year since the ratings were issued.



McCarthy Stone
Retirement living your way



Retirement Living is a proven option for older people who wish to move into accommodation that provides comfort, security and the ability to manage independently to a greater extent. It enables older people to remain living in the community and out of institutions whilst enjoying peace of mind and receiving the care and support that they need.

All McCarthy Stone developments are specifically designed to provide specialised housing accommodation for older people, with communal facilities and specific features within the apartments tailored to meet the particular needs of older people. Since 2010 McCarthy Stone now manage their own developments and a House Manager is based on-site, supported by the Company's management services team. This allows for the maintenance and management of the development and its grounds to be kept in line with best practice and all legal lease management requirements that apply.

While anyone may purchase an apartment, the apartments are sold on the basis of a 999 year lease requiring the accommodation, with the exception of the House Manager's office accommodation, to be occupied by persons over 55 years.

This is a reasonable and caring approach to the limitation on the occupancy of retirement living housing in that it recognises and allows for those exceptional cases where a potential resident who is in need of specialised accommodation, is younger than the average entry age of 78 years.



Above: Example of a guest suite and an example of organised activities, which are a feature of a McCarthy Stone development



Such occurrences are, in any event, found to be extremely rare as between 60-70% of occupants are aged 78 years or over with about 30% aged 80 years or above. The vast majority of McCarthy Stone residents (some 85-90%) are widowed or single, with 75% of apartments comprising of single, female households.

The accommodation includes a range of communal facilities that are also tailored to meet the needs of the residents, including:

- **a residents' lounge;** this comprises the heart of the community and is centrally located close to activity either on or off site (e.g. the car park). It is decorated to the highest standards and is designed to have the atmosphere of a high quality hotel lobby.
- **battery car charging store;** this can store and charge larger mobility vehicles. Lifts/corridors are designed to facilitate the width of these scooters.
- **lift;**
- **refuse store;**
- **secure entrance lobby with CCTV link to individual apartments;**
- **House Manager's Office;**
- **emergency help line available within each residents' apartment and communal areas to summon assistance in the event of an emergency; and**



- **Gardens;** these are an important element in the design of Retirement Living accommodation and will comprise well landscaped gardens, with sitting out areas for the residents' enjoyment.



Above: Typical McCarthy Stone apartments bedroom and lounge.



3 Planning and Social Benefits of Retirement Living Housing for Older People

A growing number of reports have been published that promote the strategic need to provide more and better housing for those in later life as well as the benefits that specialist accommodation for older persons delivers. These reports have been published by a variety of organisations including the private sector, academic institutions, charities and numerous Government bodies at national and local level. The following seven reports are of particular relevance and an executive summary for each is appended to this document:

- *Ready for Ageing?* compiled by the House of Lords - Select Committee on Public Service and Demographic Change (Appendix A) - The report warns that the Government and our society are woefully under-prepared for ageing. The Committee says that longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boom could turn into a series of miserable crises. The report covers a broad range of policy areas, providing a comprehensive analysis of the potential impact of an ageing population on public services.

The report states that *'the housing market is delivering much less specialist housing for older people than is needed. Central and local government, housing associations and house builders need urgently to plan how to ensure that the housing needs of the older population are better addressed and to give as much priority to promoting an adequate market and social housing for older people as is given to housing for younger people'*.

Additionally, the report highlights that *'there are just 106,000 units of specialist housing for home ownership and 400,000 units for rent in the UK*

as a whole. Build rates are lower now than in the 1980s. In 2010, just 6,000 units for rent and 1,000 for ownership were built, whereas in 1989, 17,500 units for rent were built as well as 13,000 for ownership'.

<http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/>

- *Top of the Ladder* compiled by Demos (Appendix B) - This report uses original quantitative research to investigate older people's housing preferences, and the likely impact of giving them greater choice. It estimates that if all those interested in buying retirement property were able to do so, 3.5 million older people would be able to move, freeing up 3.29 million properties. Apart from these gains, retirement housing has a very beneficial effect on older people's health, wellbeing and social networks, and could save health and care services considerable resources.

<http://www.demos.co.uk/projects/topoftheladder>

- *Identifying the Health Gain from Retirement Housing* by the Institute of Public Care (Appendix C) - The paper highlights that increased companionship and security, better access to care and warmer, more accessible accommodation through the development of good quality retirement housing could reduce the need for health care expenditure.

<http://ipc.brookes.ac.uk/publications/index.php?absid=71>



3 Planning and Social Benefits of Retirement Living Housing for Older People

- *Creating Housing Choices for an Ageing Population* by Shelter (Appendix D) - This report takes a detailed look at the current state of housing for the older people's market and considers whether there is a wide choice of housing for an ageing population and if there is any scope to stimulate a greater supply.

http://england.shelter.org.uk/professional_resources/policy_and_research/policy_library/policy_library_folder/a_better_fit_creating_housing_choices_for_an_ageing_population

- *Housing Markets and Independence in Old Age: Expanding the Opportunities* by Professor Michael Ball of Reading University (Appendix E) - This report highlights a number of simple policy changes needed to stimulate the delivery of owner occupied retirement housing.

<http://www.reading.ac.uk/news-and-events/releases/PR364822.aspx>

- *A Better Life: Private Sheltered Housing and Independent Living for Older People* by The Opinion Research Business (ORB) (Appendix F) - This sets out the findings of one of the largest studies of sheltered housing in the UK.

<http://www.mccarthyandstone.co.uk/documents/research%20and%20policy/orb2.pdf>

- *Local Area Economic Impact Assessment* by the Institute of Public Care (March 2014). This report (Appendix G) takes a detailed look at the economic benefits of sheltered housing developments on the local economy.

<http://ipc.brookes.ac.uk/publications/pdf>

[Final McCarthy and Stone EIA report - March 2014.pdf](#)

These reports detail that Retirement Living housing provides a valuable form of specialised accommodation that meets a specific housing need. In so doing, it gives rise to significant planning and social benefits that realise other planning objectives given national and regional priority. Insofar as local and wider planning benefits are concerned, Retirement Living housing contributes the following:

Community

- Freeing up housing: Specialist housing helps to free up much-needed and under-occupied family homes in the local area, thereby making better use of existing housing stock. An average scheme of 45 apartments frees up housing **worth nearly £7.5 million**.
- Community spending: McCarthy & Stone's developments contribute to the vitality and viability of the local area as its residents typically do their shopping within a one mile radius. 80% use local shops almost daily or often and over 40% use the local library or post office frequently. Residents are estimated to have a 'community spend' of more than **£6 million** over a development lifetime period.

Economic benefits

- Investment during construction: An average development represents an investment of around **£3.6 million** into the local economy.
- Local jobs: Around 60 local companies are employed during construction, thus supporting local jobs. Additional job opportunities are created when the scheme opens.



3 Planning and Social Benefits of Retirement Living Housing for Older People

- **New Homes Bonus:** Through this Government initiative to encourage new development, each local authority will receive around **£378,000** per every 45 new homes (McCarthy and Stone's typical development size) that are built in the local area. This is money it can spend as it deems fit.

Improved health

- **Streamlined health and social care provision:** Residents in specialist housing have fewer visits to local health professionals and find it easier to return home after stays in hospital.
- **Older people account for 55% of GP appointments, 68% of outpatient appointments and 77% of inpatient bed stays.** As well as achieving better outcomes, specialist housing reduces demand for these acute health and care services by supporting people to live independently and avoiding crisis intervention. Research shows that each year a resident postpones moving into public care by living in market accommodation, the local authority saves on average £30,000.
- **Health and social care provision can be streamlined within specialist housing.** Visiting health professionals including doctors, nurses, chiropodists and so forth can visit several residents during one visit, which is a more efficient use of public resources.

Increased well-being

- **Increased wellbeing:** 64% of McCarthy & Stone's residents said their health and well-being had improved since moving into the scheme.
- **A higher quality of life:** 92% said they were very happy or contented.
- **Increased independence:** 83% believed they maintained their independence for longer.

Retirement Living housing provides purpose-built, specifically designed, small units of accommodation for local older people, which:

- addresses an acknowledged and specific housing need;
- addresses an existing housing "mismatch", by releasing presently under-occupied housing and thus plays an important role in the recycling of stock in general;
- has a knock-on effect in terms of the recycling of the whole housing chain – Retirement Living housing being at the "back-end" of the chain;
- optimises the use of sustainably located land within the Springfield Gardens area; and
- provides energy efficient construction and living, through shared wall construction, cross-flow ventilation and shared heating facilities.

In addition to the above benefits, the Executive Summaries of four more reports that highlight the benefits of the specialised retirement living accommodation that is proposed at this Springfield Gardens site are included within the application documents. These reports are based upon independent studies carried out by WPI Strategy for the Homes for Later Living Group. The three reports are relatively recent and were prepared between September 2019 and April 2022. The reports are entitled:

"Healthier and Happier" - An analysis of the fiscal and wellbeing benefits of building more homes for later living (September 2019);

"Chain Reaction" - The positive impact of specialist retirement housing on the generational divide and first time buyers (August 2020); and

"Silver Saviours for the High Street" - How new Retirement properties create more local economic value and more local jobs than any other type of



3 Planning and Social Benefits of Retirement Living Housing for Older People

residential housing (February 2021).

“Sustainable Living” - How the ‘downsizing dividend’ can deliver a greener housing future (April 2022).

Authored by a former government economist within the DCLG, these reports find:

“Healthier and Happier” principally focussing on health and social care benefits and the savings delivered:

Each person living in housing specifically designed for later life enjoys a reduced risk of health challenges, contributing to fiscal savings to the NHS and social care services of c.£3,500 per year.

Those in specialist housing are half as likely to have falls with resulting fractures, injuries and costly inpatient bed stays.

Building 30,000 more retirement housing dwellings every year for the next 10 years, which is the estimated demand, would generate fiscal savings across the NHS and social services of £2.1 billion annually.

Based on a selection of established national well-being criteria such as happiness and life satisfaction, an average person aged 80 feels as good as someone 10 years younger after moving from mainstream housing to housing specially designed for later living.

Whilst by nature, a fiscal report, its positive findings arise from improved safety, security, health and well being for older people associated with a move to retirement housing.

“Chain Reaction” principally exploring benefits to the housing chain and helping first time buyers join the housing ladder:

c.3 million people in the UK over the age of 65 (or 25%) want to downsize.

90 per cent of projected household growth in the coming decades is set to be

amongst those aged 65 and over, taking the total number of homes owned by those aged 65 and over from 3.9 million today to at least five million by 2030.

If all the homeowners over the age of 65 in England who wanted to move were able to do so, they would directly release one million properties back onto the market and free up two million spare bedrooms.

For every retirement property sold generates at least two moves further down the housing chain. This frees up homes at differing stages of the housing ladder for different demographics. A typical Homes for Later Living development which consists of 40 apartments therefore results in 80 additional moves further down the chain.

Roughly two in every three retirement properties built releases a home suitable for a first-time buyer. A typical Homes for Later Living development which consists of 40 apartments therefore results in at least 27 first time buyer properties being released onto the market.

“Silver Saviours for the High Street” focussing on job creation and impact on the high street:

Retirement housing creates more local economic value and more local jobs than any other type of residential development.

People living in each retirement development generate £550,000 of spending per year, £347,000 of which is spent on the local high street. Some £225,000 of this is new spending in the local authority, directly contributing to keeping local shops open.

For just one retirement development of roughly 45 units, a local authority could expect to see benefits of 85 construction jobs for the duration of the build, as well as six permanent jobs and £13m in GVA over the lifetime of the development, as opposed to not developing a site.



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“Sustainable living” focussing on the impact on the environment of specialist retirement housing compared to other developments.

Each new build McCarthy Stone apartment could save over 1 tonne of CO₂ each year through reduced energy loss in a ‘downsizing dividend’.

Older people moving into a McCarthy Stone apartment create a ‘home improvement dividend’ as younger homeowners move into the freed up family homes and make energy efficiency improvements.

Residents of specialist retirement housing are also less likely to drive and it is estimated that building 45 specialist retirement housing properties could take up to 15 cars off the roads.

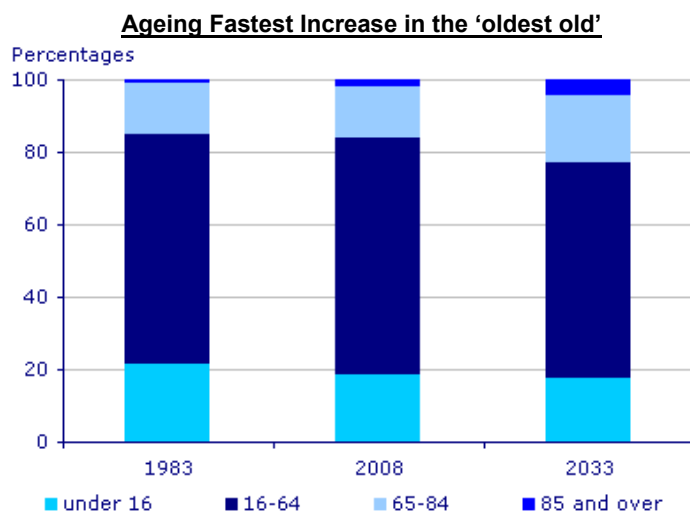
Adding the various savings together, building a new McCarthy Stone apartment instead of a standard new build house could save nearly 2 tonnes a year in CO₂ emissions.

Taking these savings together, in line with recognised estimates of demand, were the UK to build 30,000 retirement living properties - ie 10% of the new homes per year target - annually, instead of 30,000 new standard houses, our analysis suggests that we could prevent nearly 60,000 tonnes of carbon dioxide a year being released into the atmosphere.



Retirement Living Housing Need

The proposed development of the Retirement Living Housing for older people provides a significant opportunity to contribute towards meeting the current and projected requirements for special needs accommodation for older people in Bamford, the Borough of Rochdale and the UK generally. The following table and supporting text from mid-year population estimates, Office for National Statistics, shows the estimated increase in older people.



Above: Population by age, UK, 1983, 2008 and 2033

"The population of the UK is ageing. Over the last 25 years the percentage of the population aged 65 and over increased from 15 per cent in 1983 to 16 per cent in 2008, an increase of 1.5 million people in this age group [in real terms]. Over the same period, the percentage of the population aged 16 and under decreased from

21 per cent to 19 per cent. This trend is projected to continue. By 2033, 23 per cent of the population will be aged 65 and over compared to 18 per cent aged 16 or younger.

The fastest population increase has been in the number of those aged 85 and over, the 'oldest old'. In 1983, there were just over 600,000 people in the UK aged 85 and over. Since then the numbers have more than doubled reaching 1.3 million in 2008. By 2033 the number of people aged 85 and over is projected to more than double again to reach 3.2 million, and to account for 5 per cent of the total population" (Mid-year population estimates, Office for National Statistics).

The Council's Housing Strategy 2017 – 2022, whilst dated, is the latest full housing strategy. It sets out its vision at paragraph 1.3: *'We want a mix of property types and tenures that meet the housing requirements of current and future generations and support economic growth, regeneration and health and wellbeing across the Borough'*

Amongst the Strategy's Strategic Outcomes are:

1. 'New homes:

Increase the supply of new homes to meet need and aspirations of our residents across the Borough...

3. Develop a range of housing options and pathways to home ownership

Ensuring a range of housing options is available across the Borough including pathways to affordable home ownership...



5. Contribute to health and wellbeing through the provision of housing and support Ensure alternative housing provision and support is available through effective partnership working with health and social care providers for those residents with specific requirements'.

The goals for Priority 1 include 2,300 more new build homes across the Borough and supporting *'the housing aspirations of the new and existing residents to ensure there is a wide choice of homes in a range of different tenures'.*

The goals for Priority 5 include increasing accommodation options for older people and ensuring people have the choice to live independently in their own home. Page 27 notes that *'a major strategic challenge for the Council is to ensure a range of appropriate housing, adaptations and support is made available for Rochdale's growing older population. The number of people aged 65 and over is projected to increase from 32,200 in 2012 to 43,900 by 2028'.*

The Council's Interim Housing Strategy 2025-2027 acknowledges that, *'housing is a vital element to all our lives and as such is a core component of our Borough. It is recognised that there are a wide range of needs throughout the Borough and that current demand far outstrips supply. Good quality, affordable, safe and secure accommodation is a critical element to the health and well-being of all. The Interim Housing Strategy 2025-2027 seeks to lay the foundations of a new 10 year plan for growth and development throughout the Borough'.*

In March 2025 the Council published a Specialist Housing and Supported Living Needs Assessment. This identifies that the *'Borough's overall population is projected to increase by 10% from 2024 to 2044. The total projected population increase from 2024 to 2044 is approximately 23,112, indicating a steady and consistent growth'.* It also highlights the ageing of the population with 'a

significant demographic shift, with the older population (65+) expected to grow much faster (reaching to 40% in 2044) than the overall population and the working-age population (10% in 2044)'.

The Assessment goes on to estimate the need for retirement/sheltered housing as follows:

- *'The estimated additional need to 2033/34 is c.2,075 homes of which c.1,455 homes are estimated to be required for social/affordable rent and c.620 are estimated to be required for open market sale.*
- *The estimated additional need to 2043/44 is c.3,485 homes of which c.2,440 homes are estimated to be required for social/affordable rent and c.1,045 are estimated to be required for open market sale'.*

This planning application is supported by a report by Three Dragons that assesses the need/demand for the proposed retirement living scheme. The report sets out the following findings at paragraph 3.25:

'We have appraised potential demand for specialist retirement housing in Rochdale in 2028 using two alternative models, one of which is driven by the scale of potential need from persons who would potentially benefit from a move to specialised housing, the other looking at propensity to move by age group.

- *Across Rochdale the RHG model suggests a need for 1,332 units of sheltered housing and 530 units of Extra Care housing for sale or shared equity.*



- *The Contact Consulting methodology suggests that there is: a shortfall of 1,635 units of sheltered housing and a shortfall of 743 units for extra care.*
- *Within the Bamford area the RHG model suggests a need for 420 units of sheltered housing and 188 units of Extra Care housing for sale or shared equity.*
- *The Contact Consulting methodology suggests that there is: a shortfall of 526 units of sheltered housing and a shortfall of 263 units for extra care.'*

Conclusion

The proposed Retirement Living will provide modern, purpose built accommodation, in keeping with the current needs and aspirations of elderly persons. The proposed development will provide specialist accommodation for the elderly, therefore helping to diversify housing options available for older persons within Bamford in keeping with the findings of the Council's Housing Strategy and .Specialist Housing and Supported Living Needs Assessment.



The site is a highly appropriate location for Retirement Living accommodation, being located in close proximity to a number of local amenities, including: bus stops, within 400m of the site. These are shown in the plan opposite and detailed in the Transport Statement,

The site is also easily accessible via public transport with the nearest bus stops to the site located along Norden Road alongside the junction with Bamford Mews. These provide regular services to Rochdale and Bury.

In selecting sites for older persons' accommodation, McCarthy & Stone take full account of the locational criteria recommended in the Joint Advisory Note of the

National House Builders' Federation and the National Housing and Town Planning Council entitled - "Sheltered Housing for Sale" (2nd Edition - 1988).

The five locational criteria identified are:-

- (i) Topography
- (ii) Environment (including safety and security)
- (iii) Mobility
- (iv) Services
- (v) Community Facilities

The NHBF/NHTPC Advisory Note acknowledges that the ideal site for sheltered housing is difficult to find. However, the site that is the subject of this application is eminently suited to a use such as Retirement Living housing and is well situated to serve the needs of local elderly persons who will occupy such a development.

Amenity Map – Land at Norden Road, Bamford, Rochdale, OL11 5NX



Above: The site and surrounding local amenities.



6

The Proposed Development

The proposed development comprises a total of 49 (29 one bedroom and 20 two bedroom) Retirement Living apartments and 18 retirement bungalows for sale to older people. The proposal will feature a House Manager's office alongside communal facilities such as a residents' lounge, CCTV entry system, pavement car store/charging points and Careline alarm facility, as detailed in Chapter 3. McCarthy Stone's management company maintain the grounds and fabric of all its developments following construction, thus safeguarding the interests of the owners and the local community.



Above: Proposed Site Plan

Right: Proposed Retirement Living apartment block elevations



Site Description and Planning History

Site Description

The site area is 1.46 hectares and is predominantly covered with low lying vegetation, grass and some established trees. The site is broadly L shaped and borders the existing Bamford Mews residential development which lies to the south and south east. Playing fields lie to the north east and north west.

The Design and Access Statement provides a further detailed description of the site's surrounds and prevailing characteristics.

Site Planning History

There has not been any previous planning applications relevant to the consideration of the current proposal..



Above: Aerial photograph of the site

Right: Existing properties bordering the site



National Planning Policy Framework

The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023, 19 December 2023 and 12 December 2024. This sets out the government's planning policies for England and how these are expected to be applied.

The status of the NPPF in determining applications is set out at **paragraph 231**, which confirms: *"The policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. Plans may also need to be revised to reflect policy changes which this Framework has made"*.

The advice at **paragraph 39** of NPPF is highly pertinent in determination of this Application as it states: *"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible"*.

Paragraph 40 deals with pre-application engagement and states that: *"early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties"*. **Paragraph 41** goes on to say that local planning authorities should *"encourage any applicants who are not already required to do so by law, to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications"*. The Application proposal was informed by thorough pre-application engagement with the LPA through the submission of a request for pre-application advice ahead of submitting this

planning application.

The NPPF's advice in determining applications is clearly expressed at **paragraph 11**, which states: *"Plans and decisions should apply a presumption in of sustainable development"*. **Paragraph 7** states the purpose of the planning system is to contribute to the achievement of sustainable development. **Paragraph 11** goes on to state that: *"For decision-taking this means:*

- 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 strong 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 this Framework taken as a whole having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination"*.

The Applicant contends that the proposals fully comply with the development plan and that permission should be granted *without delay* (in the terms of NPPF paragraph



11). Even if there is any harm arising from the proposals (which is firmly disputed by the Applicant), it is significantly outweighed by the benefits, such that there is compliance with the development plan as a whole. The proposal comprises sustainable development, for the purposes of the NPPF, which further weighs in favour of the grant of consent (applying s.38(6)).

Paragraph 8 of NPPF outlines that achieving sustainable development means that the planning system has three overarching objectives, requiring the planning system to perform economic, social and environmental roles. It states that these overarching objectives “are interdependent and need to be pursued in mutually supportive ways”. The objectives are:

“an economic objective – 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;

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; and

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”.

Chapter 5 of NPPF deals with delivering a sufficient supply of homes. At **paragraph 61** it states: “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come 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” (emphasis added).

Paragraph 63 sets out the scope of local housing needs assessments stating that, “the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own home” (emphasis added).

With regards to identifying land for homes, **paragraph 73** states that: “Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should [inter alia] ... “work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes”.. This paragraph is therefore highly relevant as it recognises the importance of using such sites for homes. It can make an immediate contribution to housing land supply as the site is deliverable within the next 5 years and the application is for full permission (and thus complies with the definition of deliverable



as set out within NPPF Annex 2).

In terms of housing land supply, **paragraph 78** requires that *“local planning authorities should 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 adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”* (emphasis added). It goes on to state that *“the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

- a) 5% to ensure choice and competition in the market for land”.

Paragraph 85, which relates to economic growth and productivity, states: *“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, taking into account both local business needs and wider opportunities for development”* (emphasis added). The weight to be attached to the Application proposal’s economic benefits should be ‘significant’.

Paragraph 96 refers to the aim of achieving healthy, inclusive and safe places which, *“promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other”, “are safe and accessible”, and “enable and support healthy lifestyles”.*

Paragraph 116 states that: *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”.* The development will not

have any unacceptable impact upon highway safety.

Chapter 11 of NPPF seeks to make effective use of land and states at **paragraph 124** that planning decisions *“should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”.* The application proposals make a highly effective and efficient use of a sustainably located site to deliver much needed specialised housing for older people.

In regards to achieving appropriate densities, **paragraph 129** states that: *“Planning policies and decisions should support development that makes efficient use of land, taking into account [inter alia] ... the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it”* and *“local market conditions and viability”* (emphasis added). **Paragraph 130** advises that: *“Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site”* [emphasis added].

This Statement demonstrates there is an identified need for specialised accommodation for older people. The need for this type of accommodation in Bamford and the wider authority area is set out above. **Paragraphs 129 and 130** of the NPPF, which support the efficient use of land, are therefore highly relevant considerations.

Chapter 12 is entitled “Achieving well-designed places”. Regarding design, **paragraph 135** states that: *“Planning policies and decisions should ensure that developments [inter alia]: e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks”* [emphasis added].



The importance of trees is considered at **paragraph 136** stating that, *“trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible”*. The scheme will protect and retain important existing trees and the landscaping proposals will include for new tree planting.

The proposals fully comply with the relevant policy considerations set out within the NPPF and there are no adverse impacts. Even if the decision maker finds harm (which is firmly disputed by the Applicant), such harm does not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Planning Practice Guidance

In March 2014, the Government published supporting Planning Practice Guidance (PPG). This guidance is intended to sit alongside the NPPF and provides additional clarity in respect of NPPF Policy.

Importantly as part of the ‘Housing for older and disabled people’ section (paragraph 001 revision date 26th June, 2019), PPG states that:

*“The need to provide housing for older people is **critical**. People are living longer lives and the proportion of older people in the population is increasing” [emphasis added]”*.

This statement is unequivocal. We find no reference to other “critical” housing needs (or similar terminology) in the guidance or within the National Planning Policy Framework. Given the acknowledgement of a “critical” need, it is for the Planning system to deliver it unless there is very good reason why it should not. This is what government and national policy expects.

Whilst the use of the term ‘critical’ is recent, the imperative to provide an adequate quantity and choice of accommodation for older people has been emphasised by the Government for several years now (for example documents prepared by DCLG such as Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society (February 2008). Key common themes have been related to the need to provide accommodation of an appropriate size, location and quality.

The majority of older people who are looking to move home in later life are downsizing from a larger family home. Hence the need to deliver a range of choice in terms of type and tenure that will enable them to make such a move. The proposed development will contribute to the provision of such a choice. The ‘need’ expressed in the National Planning Practice Guidance is across all tenures and types of older persons’ housing ranging from bungalows to residential institutions. The proposal falls within the spectrum of accommodation cited in the NPPG and will meet a need for specialised accommodation for older people.

In conclusion, the golden thread running through the NPPF is a presumption in favour of sustainable development. The proposed development is located on an inherently sustainable site close to local facilities, providing a specialist form of accommodation for older people that addresses the urgent and increasing needs within Bamford and the Borough of Rochdale. It is therefore wholly in keeping with the concept of sustainable development detailed within the NPPF.



Local Policy

Adopted

The current development plan for Rochdale is the Rochdale Core Strategy adopted October 2016 and the saved policies of the Rochdale Unitary Development Plan (UDP) Adopted June 2006. The vast majority of the UDP's policies are no longer operational and have been superseded by, amongst others, the Core Strategy. Whilst the site is shown as falling within the Green Belt on the UDP's proposals map, it has subsequently been allocated for development in the Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan (see below).

The relevant policy considerations within the Core Strategy are reviewed below.

Core Strategy

The Plan's Spatial Vision is set out on page 16 and states *"Our Spatial Vision for Rochdale borough in 2028*

To become a prosperous borough: to grow our economy and develop our place through cooperation and partnership, improving the lives of local people.

Rochdale borough will be an attractive, vibrant and thriving place where people want to live, work, visit and do business...

The borough will be a more desirable place to live in with attractive housing and strong communities".

Amongst the Strategic Objectives is SO2 - To create successful and healthy communities. This includes :

"1. Delivering sufficient housing to meet demand;

2. Improving the range of housing to meet everyone's needs and aspirations, including affordable housing and more high value housing;

3. Creating well designed desirable housing areas to retain and attract residents".

Policy SD1- Delivering sustainable development reflects the NPPF's presumption in favour of such development stating that *"the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area"*.

Spatial Strategy Policy SP1 - Rochdale borough's role in the city region states that *"Rochdale Borough will contribute to the success of the Manchester city region and the North West by playing its part in the delivery of sustainable development and investment that meets national and sub regional objectives for housing and employment growth. To do this we will (inter alia):*

- a. *Promote the borough as an attractive location in terms of jobs, housing, shopping, the environment, image, tourism and quality of life;*
- c *Provide improved housing quality and choice by working with private and public sector partners".*

Policy C1 - Delivering the right amount of housing in the right places whilst partially superseded by Places for Everyone, states that the Council will *"ensure there is always a deliverable five year supply of land for new homes"*.



Policy C3 - Delivering the right type of housing states that the Council “*will deliver the right types of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the borough. To do this we will:* (inter alia)

- *Ensure new development provides housing types that take account of local needs and aspirations;*
- *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” (emphasis added).*

Policy C4 - Providing affordable homes states that the Council “*will seek affordable housing on all developments of 15 dwellings or more. We will seek a contribution to affordable housing of 7.5% of the development sales value of the overall scheme.*

Affordable housing should be:

- a. Provided on-site using this contribution to deliver homes of a type, size and tenure agreed by the developer and the local authority based on local evidence and, where appropriate, delivered in partnership with a Registered Provider; or*
- b. Provided via an off-site financial contribution in exceptional circumstances, for example, where:*
 - i. The local authority considers that the site is not an appropriate location for affordable housing e.g. poor access to local services and public transport; or*
 - ii. The type of housing on the site makes it difficult to provide an element of affordable housing; or*
 - iii. It is not practical to properly manage an element of affordable housing on the site*

e.g. on-site provision would only deliver a very small number of homes”. The policy goes on to state:

“We will take the following factors into account when negotiating the level of affordable housing and how it is to be provided:

- i. The type of affordable housing required in the area;*
- ii. The availability of Social Housing Grant or equivalent;*
- iii. The need to deliver other planning objectives with a higher priority; and*
- iv. The economic viability of the development.”*

This planning application is accompanied by a Financial Viability Assessment that sets out the scheme’s viability position and its ability to deliver affordable housing and any other S.106 contributions.

Policy P2 - Protecting and enhancing character, landscape and heritage states that the Council “*will protect and enhance the borough’s character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by:* (inter alia)

- a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;*
- b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough’s unique character”.*

Policy P3 - Improving design of new development states that the Council “*will require all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design”.* This is to be achieved through a



number of measures including:

- *“Enhance the borough’s identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general;*
- *Ensure that buildings contribute positively to the townscape, and are well proportioned;*
- *Incorporating design measures that design out crime and ensure developments and spaces are safe to use and access (including lighting as appropriate);*
- *Provide an appropriate mix of uses and consider the needs of all sections of society”.*

Policy G7 - Increasing the value of biodiversity and geodiversity states that the Council *“will ensure that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection. Opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain”.*

Policy G8 - Managing water resources and flood risk states *“we will ensure that new development (including flood risk mitigation measures) does not lead to any form of 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 well protected from flood risk and ensures prudent use of water resources”. This planning application is accompanied by a Flood Risk Assessment demonstrating compliance with this policy.

Policy T2 - Improving accessibility states that the Council *“will improve accessibility by locating development where good access to public transport is available or can be provided, backed by measures to reduce the need for travel and effective provision for cyclists, pedestrians and people with impaired mobility. Development will be appropriately located to minimise the need to travel by car and the number and length of car trips made to access local amenities”.* The accessibility of the site and its suitability to minimise trips by car is discussed in the Transport Statement that accompanies this planning application.

Policy DM1 - General development requirements sets out general requirements including the need for high quality design, compatibility with surrounding land uses, neighbour amenity considerations, adequate access and parking provision and minimising opportunities for crime.

Policy DM2 - Delivering planning contributions and infrastructure deals with such contributions. In terms of new residential development, unless on site / other provision is made, the Council will seek contributions such as affordable housing, open space provision and maintenance and health and well-being. The policy confirms that *“consideration will be given to the need to ensure that schemes remain viable whilst also taking into account the need for the contributions or infrastructure required to make the scheme acceptable in planning terms”.*



Places for Everyone

Places for Everyone is the long-term joint Development Plan Document produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Adopted 21st March, 2024, it sets out the sub-Regional Strategy that sets the policy framework for the preparation of the individual district local plans.

The Plan's Vision, set out at paragraph 3.1, is *"to make Greater Manchester one of the best places in the world to grow up, get on and grow old"*.

Its Strategic Objectives include:

"Objective 1: Meet our housing need."

We will:

- *Increase net additional dwellings;*
- *Increase the number of affordable homes;*
- *Provide a diverse mix of housing.*

Objective 2: Create neighbourhoods of choice.

We will:

- *Prioritise the use of brownfield land;*
- *Focus new homes in the Core Growth Area and the town centres;*
- *Focus new homes within 800m of public transport hubs;*
- *Ensure that there is no increase in the number of homes and premises at a high risk of flooding;*

- *Prioritise sustainable modes of transport to reduce the impact of vehicles on communities".*

The site lies within the area covered by Policy JP-Strat6: Northern Areas. This states that *"a significant increase in the competitiveness of the northern areas will be sought. There will be a strong focus on making as much use as possible of suitable previously -developed (brownfield) land through urban regeneration, enhancing the role of the town centres and diversifying the residential offer. This will be complemented by the allocation of sites for development identified in Chapter 11 of this plan, that will help to boost economic opportunities and diversify housing provision."* The site subject of this planning application is located on a site allocation as discussed below.

Policy JP-Strat14: A Sustainable and Integrated Transport Network deals with improvements to the transport network and also advises that:

"higher densities will typically be appropriate in locations with good access to rapid transit connections"; and

"New development will have a significant role in delivering our future sustainable and integrated transport network in order to reduce car dependency and increase levels of walking, cycling and public transport".

Policy JP-S1: Sustainable Development advocates the use of sustainable construction techniques and making as much use as possible of suitable previously developed land and buildings to meet development needs.

Policy JP-S2: Carbon and Energy states that the aim of delivering a carbon neutral



Greater Manchester no later than 2038 will be supported by a number of measures including for residential development the need to achieve energy demand reductions in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation.

Policy JP-S4: Flood Risk and the Water Environment seeks to manage flood risk by a number of measures including *“locating and designing development so as to minimise the impacts of current and future flood risk”* and *“expecting developments to manage surface water run-off through sustainable drainage systems and as close to source as possible”*.

Policy JP-S5: Clean Air states that a comprehensive range of measures will be taken to support improvements in air quality including *“locating and designing development, and focusing transport investment, so as to reduce reliance on forms of transport that generate air pollution”* and locating development *“in areas that maximise the use of sustainable travel modes and be designed to minimise exposure to high levels of air pollution, particularly for vulnerable users”*.

Policy JP-H1: Scale, Distribution and Phasing of New Housing Development sets out that a minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039. Of these, 10,472 are to be delivered within Rochdale at an annual average of 616.

Policy JP-H2: Affordability of New Housing states that *“substantial improvements will be sought in the ability of people to access housing at a price they can afford”* through a number of measures including:

“Significantly increasing the supply of new housing, in accordance with Policy JP-H 1 'Scale, Distribution and Phasing of New Housing Development', thereby reducing the potential for a shortfall to lead to large house price and rent increases;

Maximising the delivery of additional affordable homes, including through local plans setting targets for the provision of affordable housing for sale and rent as part of market-led developments based on evidence relating to need and viability;

Supporting provision of affordable housing as part of new developments”.

Paragraph 7.32 acknowledges the ageing of the population and states that this *“will necessitate a renewed emphasis on ensuring that a diverse range of housing is available to meet the needs of older people and households. This will require new dwellings to be more adaptable, and designed with potential care needs in mind, so that older people can remain in their homes if they wish as their circumstances change. **There also need to be much better options for those who would like to move, perhaps to a dwelling of a more appropriate size in a location that enables them to easily access local services and facilities, and this could help to release some existing houses for families with dependent children**”* (emphasis added).

Policy JP-H3: Type, Size and Design of New Housing states that *“development across the plan area should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, **this should include incorporating specialist housing for older households and vulnerable people**”* (emphasis added). The policy goes on to state that all dwellings should meet



the nationally described space standards and be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

Policy JP-H4: Density of New Housing states that *"new housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high quality design"*.

Policy JP-G7: Trees and Woodland aims *"to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them"* through a number of measures including:

- *"Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and*
- *Protecting trees and woodland during the construction phase of development"*.

Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity, amongst others, requires development to achieve a measurable net gain in biodiversity of no less than 10% and be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s).

Policy JP-P1 Sustainable Places relates to the aim to become one of the most liveable

city regions in the world, consisting of a series of beautiful, healthy and varied places through a number of attributes including that all development is distinctive, visually stimulating, socially inclusive, resilient, resource efficient (including efficient use of land), safe, and legible.

Policy JP-C8: Transport Requirements of New Development requires *"new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments"*.

Policy JP-D2: Developer Contributions states that *"we will require developers to provide, or contribute towards, the provision of mitigation measures to make the development acceptable in planning terms"*. The policy also acknowledges that *"if an applicant wishes to make a case that a development is not viable, they should provide clear evidence at the planning application stage, identifying the specific issues and/or changes in circumstance which would create barriers to delivery in a transparent manner and reflecting national guidance. Where it is accepted that viability should be considered as part of the determination of an application, the Local Planning Authority should determine the weight to be given to a viability assessment alongside other material considerations"*.

The plan goes on to identify a number of strategic allocations. These include:

Policy JP Allocation 17: Bamford / Norden

This allocation includes a wider parcel of land incorporating the site subject of this planning application. The policy states that development will be required to *"deliver around 450 new homes including significant provision of larger (4, 5 and 6 bedroom) houses in spacious plots, to reflect the grain and density of the surrounding residential*



areas, or similar types of larger homes as agreed with the Local Planning Authority and affordable housing in accordance with relevant local plan requirements”.

The evidence of housing need set out in this Statement justifies the provision of specialised housing for older on part of the site allocation.

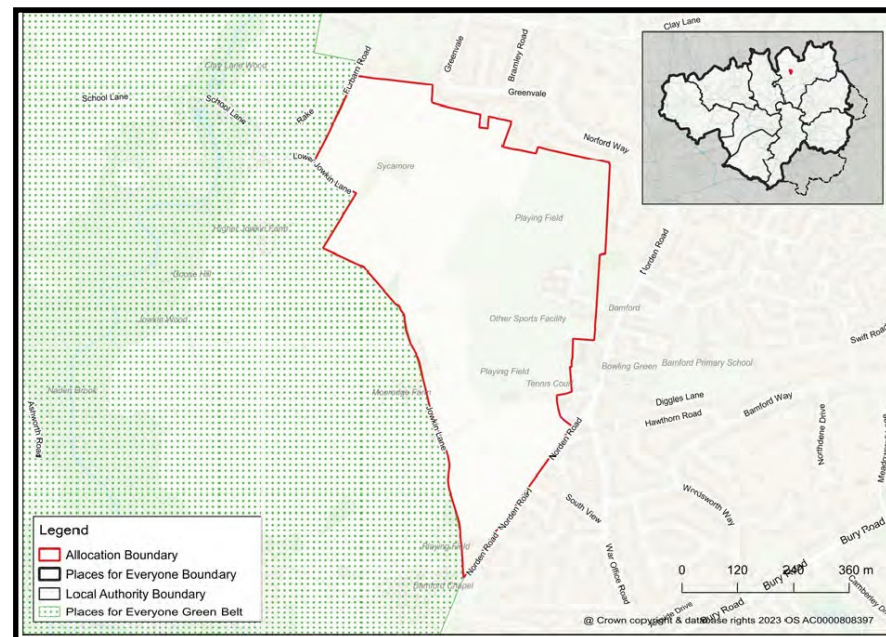
Amongst others, the policy also requires:

- the incorporation of “existing public rights of way along with new routes for active travel into a high quality integrated green infrastructure network that links to existing public rights of way in the countryside to the west and north west of the site”. The existing right of way to the south west of the site will be retained and will be linked to allow future residents access to it.
- “excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development”. The rationale for the site layout and design is set out in the accompanying Design and Access Statement.

The wider site allocation is shown on the extract from Places for Everyone.

Conclusion

This Planning Statement and the supporting reports demonstrate how the application proposals comply with the above policy criteria. The application fully complies with the adopted local policy framework.



Above: Extract from Places for Everyone showing the site allocated under Policy JP Allocation 17: Bamford/Norden

Design Response

This proposal follows sound principles and pulls together different elements from the surrounding context, including those existing built forms within the site's vicinity.

The form of development and detailed design has evolved from careful consideration of its contextual analysis. The design of the Retirement Living Housing development and careful use of materials will sit comfortably within the pattern of surrounding developments to the enhancement of the locality. The development has been sited in a manner that will ensure that the amenities enjoyed by the existing and future occupiers of nearby residential properties will not be adversely affected.

Landscaped gardens, as well as the retention and improvement of the existing boundary with the introduction of additional shrubs and trees, will provide an attractive outlook for the occupiers. Existing trees on site will be retained with the exception of those that need to be removed because of disease or poor quality/condition.

The development will be in keeping with the distinctive local character in terms of the use of materials, scale and mass whilst introducing housing to meet the needs of people in retirement. The NPPF sets out the Government's objective of achieving well—designed places at Chapter 12.

In evolving design solutions the NPPF encourages pre-application engagement with the local community, statutory consultees and the local planning authority (paragraphs 40 and 41). The applicants in this case have complied with the advice and consulted with the local community and interested bodies.

In summary, the proposed redevelopment of this sustainably located and allocated site will provide a sympathetically designed development that will enhance the character and appearance of the local area. Additionally, the proposal will offer significant benefits including high quality landscaping and the delivery of specialist housing for older people.

Further details on the design and sustainability can be found in the accompanying Design and Access Statement submitted with this application.

A landscape architect and an arboricultural consultant have been commissioned and a sympathetic landscaping scheme has been devised that incorporates and supplements the existing vegetation wherever appropriate (please see the Proposed Landscaping Scheme submitted with this application).

Car Parking / Access

McCarthy Stone has unsurpassed experience in providing for the car parking needs of its specialised housing developments. Specialised housing for older people, because of its very nature and concept, is invariably located within reasonable walking distance of shops and other essential services and close to public transport facilities. It can therefore be predicted that the level of car parking proposed, given the age of the intended residents, will adequately supply sufficient parking for the residents, the House Manager and visitors.

It should be noted that the parking provision is supplemented by the provision of a battery car store, suitable for the intended residents, and provides access to alternative forms of transport. Further information has been provided in the accompanying Transport Statement.



Amenity Space

As the market leader in the provision of this form of specialised accommodation, McCarthy Stone has plenty of experience in assessing the functional requirements of its purchasers / residents. The design of the building is innovative in the ways which it maximises the potential for giving the residents optimum amenity spaces; both personal and communal through features including balconies and terraces. This will provide a high quality of life for the residents of the scheme.

Residents of this form of specialised housing tend to spend considerable time in their apartments and it is therefore appropriate that, wherever possible, lively or interesting views or pleasant and peaceful scenery should be visible from all rooms. Often the more favoured aspects are those on the busiest road frontage or those facing the main entrance and car parking area where activity is present.

The proposed development will include gardens for the enjoyment of the residents. The Company employs a professionally qualified landscape architect and prides itself on the quality of its landscape treatment, which has become a “hallmark” of all McCarthy Stone retirement schemes. A landscaping scheme is provided as part of the proposed application. Given the nature of the accommodation and the experience of McCarthy Stone in this form of development, the proposed amenity space is considered appropriate.



Above: Typical landscaping Layout



The site is ideally located for the proposed Retirement Living being close to local amenities, and would provide for much needed specialised older persons in the local area, whilst also supporting local businesses.

Careful consideration has been given to the nature of the site, its relationship to its immediate surroundings, and the amenities of neighbouring occupiers. There is no doubt that a high quality development will make an effective use of this sustainably located and allocated site and respond to its townscape.

Points to note:

The proposed development complies fully with the NPPF's objective of a presumption in favour of sustainable development. It fulfils all three dimensions of sustainable development listed by the NPPF. Providing a range of **economic** benefits, including direct employment in its own right, supporting the local economy and revitalising the housing market through the release of under occupied family housing. Providing **social** benefits through the provision of specialist accommodation for older people and reducing pressure on health care facilities. Finally, providing **environmental** benefits through making effective and efficient use of a valuable sustainably located housing land resource, assisting with the delivery of housing within a short term timeframe which would reduce pressures on unallocated greenfield land for residential development.

- As set out by the accompanying Design and Access Statement the proposed development has evolved through thorough pre-application engagement with the local community and where relevant statutory consultees.
- The proposed development accords with both national and local planning

policies in respect to the delivery of affordable housing and older persons' accommodation, which the recent National Planning Practice Guidance has identified its delivery as '*critical*'. Section Four of this report identified the extant need for affordable housing and older persons' accommodation within Bamford and the Borough of Rochdale.

In summary, the proposal is fully in accordance with national and local planning policy, providing a scheme that epitomises sustainable development and contributes towards the provision of identified local housing needs as well as the overall supply of housing.

