
Statement of Community Involvement Land at Stakehill, Rochdale Road

On behalf of Redrow Homes Limited

February 2023

Statement of Community Involvement

Land at Stakehill, Rochdale Road

Project Ref:	33961/A5/MC/XX	33961/A5/MC/DM
Status:	Draft	Final
Issue/Rev:	01	02
Date:		
Prepared by:	MC	MC
Checked by:		DM

Barton Willmore, now Stantec
Tower 12, 18/22 Bridge St,
Spinningfields,
Manchester
M3 3BZ

Tel: 0161 817 4900

Ref: 33961/A5/MC/DM

Email: Michael.conroy@bartonwillmore.co.uk

Date: February 2023

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore, now Stantec.

CONTENTS

	Page
1. INTRODUCTION	1
2. DEVELOPMENT CONTEXT	3
3. PLANNING POLICY AND LEGISLATIVE CONTEXT	5
4. CONSULTATION WITH STAKEHOLDERS	8
5. CONSULTATION WITH THE COMMUNITY	10
6. PUBLIC CONSULTATION FEEDBACK	13
7. CONCLUSIONS	20

APPENDICES

APPENDIX 1: LETTER DROP AREA

APPENDIX 2: LETTER TO LOCAL RESIDENTS

APPENDIX 3: LETTER TO STAKEHOLDERS

APPENDIX 4: CONSULTATION LEAFLET

1. INTRODUCTION

1.1 This Statement of Community Involvement (SCI) has been prepared by Barton Willmore, now Stantec on behalf of Redrow Homes Limited; Valerie Drake; Robert Allen and John Thomas Allen; June Greenwood, Willie Greenwood and Mark Greenwood; and David Andrew Tetlow and Amanda Jane Tetlow (the 'Applicant'), in support of a Hybrid Planning Application to Rochdale Borough Council ('RBC' / 'the Council') for mixed-use development at Land at Stakehill in Rochdale (the 'Site').

1.2 The application seeks Hybrid Planning Permission for up to 1,500 dwellings, a new local centre, green infrastructure, and sustainable urban drainage. The description of development is as follows:

'Hybrid planning application seeking:

Full Planning permission for erection of residential development (Use Class C3) with associated landscaping, access/egress, drainage, and other necessary supporting infrastructure.

Outline planning permission for residential development, a local centre, landscaping, supporting infrastructure, and means of access (all other matters reserved).'

Purpose of this Statement

1.3 The purpose of this Statement is to detail the pre-application consultation undertaken by the Applicant prior to the submission of the Hybrid planning application and demonstrate how the comments received have shaped the proposed development.

1.4 The consultation strategy was devised to ensure that a range of stakeholders and members of the public had the opportunity to comment on the proposals and we have responded to various requests for further information on an open basis.

Statement Structure

1.5 This Statement forms a key supporting document to the planning application, and it should be read in conjunction with the suite of documentation submitted in support of the application as listed in Table 1.1 of the supporting Planning Statement.

1.6 The remaining sections of this Statement are structured as follows:

- **Section 2 Development Context** - sets out the context behind the proposal development including a summary of the Site, draft allocation, and proposed development.
- **Section 3 Planning Policy and Legislative Context** – summarises the national and local planning policy requirement relating to public consultation.
- **Section 4 Consultation with Stakeholders** – outlines the consultation undertaken with key stakeholders including a summary of the formal pre-application advice received from BDC.
- **Section 5 Consultation with the Community** - describes the engagement undertaken by the Applicant with the local community.
- **Section 6 Public Consultation Feedback** - presents the comments received and summarises the main considerations raised during the consultation process.
- **Section 7 Response to Issues** - identifies the main comments received during the consultation and the approach taken by the Applicant to address these points.
- **Section 8 Conclusions** - Concludes the outcome of the consultation process.

2. DEVELOPMENT CONTEXT

The Site

- 2.1 The Site extends to approximately 89 hectares and largely comprises irregular shaped agricultural field parcels. The Site is bound to north by the M62 motorway, to the east by the A627(M) motorway, to the south by the A627(M) spur, and to the west by residential development and Manchester Road (A664). Thornham Lane dissects the southern section of the Site from the wider Site.
- 2.2 The Site largely comprises irregular shaped agricultural field parcels associated with Newhey and Thornfields farms. Field boundaries comprise of broken hedgerows and occasional mature tree belts.

Development Plan

- 2.3 The statutory development plan for RBC for the purposes of determining the Hybrid planning application comprises 'saved' policies of the Rochdale Unitary Development Plan Document (2006) and the Rochdale Core Strategy (2016).
- 2.4 In terms of emerging policy, RBC commenced work in 2017 on an Allocations Development Plan Document (DPD) to support the delivery of the adopted Core Strategy. However, due to work on the Places for Everyone Joint DPD (formerly the Greater Manchester Spatial Framework (GMSF)) and the relationship it would have on land use allocations within RBC, work on the Allocations DPD has been paused and is under review.
- 2.5 The Places for Everyone Joint DPD is a regional spatial plan covering 9 local authorities in Greater Manchester including RBC. It sets out strategic land allocations for housing and employment as well key infrastructure to support growth. Places for Everyone is at an advanced stage of preparation, having been submitted to the Secretary of State for examination on 14th February 2022. Hearing sessions begun in November 2022 and are anticipated to run until March 2023.
- 2.6 Further to the public consultations which supported the production of the GMSF and Places for Everyone DPD, the Site benefits from a draft allocation for mixed-use development under Places for Everyone draft Policy JP Allocation 2. The examination hearing session relating to draft Policy JP Allocation 2 (Matter 14) took place on the 19th of January 2023.

Description of Development

- 2.7 The Hybrid planning application which this Statement is in support of seeks permission for up to 1,500 dwellings, a new local centre, green infrastructure, and sustainable urban drainage. The description of development is as follows:

'Hybrid planning application seeking:

Full Planning permission for erection of residential development (Use Class C3) with associated landscaping, access/egress, drainage, and other necessary supporting infrastructure.

Outline planning permission for residential development, a local centre, landscaping, supporting infrastructure, and means of access (all other matters reserved).'

Proposed Development

- 2.8 As a mixed-use development, a range of uses and associated infrastructure are proposed at the Site. An overview of all proposed land uses are set out below:

- **Residential:** approximately 1,500 dwellings are proposed. The dwelling mix will include a range of housing typologies including apartments/mews blocks, semi-detached, and detached houses. The tenure mix will include a percentage of affordable housing in accordance with the Council's requirements. The proposed residential dwellings will be suburban in nature, with dwellings predominantly 2-storeys in height with the occasional localised increase to 2.5/3 storeys. The density of residential development would be on average 30 dwellings per hectare (dph), ranging between 25-40dph.
- **Primary School:** Approximately 1ha of land has been reserved to accommodate an extension to St John's Primary School. The precise boundary for the school Site and scale of the school is to be agreed with the Local Education Authority at an appropriate point in time. The land adjoining the school extension area can accommodate a 'drop-off' point.
- **Local Centre:** Approximately 1ha of land has been provided to accommodate a new local centre.
- **Green Infrastructure:** The proposed green infrastructure area extends up to c.41.3 hectares. This will accommodate retained planting, new planting, ecological enhancement, children's play areas, and off-road pedestrian and cycle routes. Green corridors are to be introduced that connect the development with the existing settlement and wider countryside

- **Drainage:** Sustainable drainage measures will be integrated into development to create an appropriate surface water management regime.
- **Highways:** The primary vehicular access is proposed to be a signalised junction with Manchester Road. The junction would be widened to provide dedicated left and right turn lanes into the site from Manchester Road whilst retaining two 'ahead lanes' in both directions. Junction capacity modelling has shown that this proposed access can satisfactorily accommodate the level of traffic which may be generated by the proposed development.

A secondary vehicular access is also proposed via Thornham New Road at the north of the site. This access would serve a limited portion of the development section of the development expected to comprise a maximum of approximately 100 units. This access will comprise an extension of the adoptable section of Thornham New Road into the site.

Car parking will be provided in line with local authority standards in the context of the site location and proposals. Existing pedestrian routes are to be enhanced as part of the proposed development to better integrate the Site with the wider area.

3. PLANNING POLICY AND LEGISLATIVE CONTEXT

- 3.1 This section outlines the planning policies relating to consultation at both a national and local level.

Planning and Compulsory Purchase Act 2004 and Localism Act 2011

- 3.2 The Planning and Compulsory Purchase Act 2004 sets out the requirements for Local Planning Authorities to produce an SCI and outlines how local communities should be involved in the preparation of local development plan documents and emerging development proposals within their neighbourhood.
- 3.3 The Localism Act 2011 reinforces the need for developers to engage in pre-application consultation with local communities prior to the submission of a planning application (for certain types of development).

National Planning Policy Framework

- 3.4 The National Planning Policy Framework (NPPF) (2021) encourages developers to engage with local communities, which is referred to at Section 4 as 'frontloading'. The NPPF acknowledges that early engagement has 'significant potential' to improve the planning application system for all parties involved, in terms of both efficiency and effectiveness (paragraph 39). The NPPF recognises that this can result in improved outcomes for the community.
- 3.5 The NPPF also encourages Local Planning Authorities (LPAs) to engage with developers in advance of submission (paragraph 40). Furthermore, statutory consultees are also encouraged to engage in early pre-application discussions by adopting a pro-active approach and providing advice in a timely manner. In doing so, this will help the developer to avoid unnecessary delays and costs (paragraph 41).

National Planning Practice Guidance

- 3.6 The National Planning Practice Guidance (PPG), first published in 2014, provides supplementary guidance on the application of policy contained in the NPPF and is periodically updated to reflect changes in national planning policy.
- 3.7 The PPG sets out that the pre-application process is collaborative and involves the prospective applicant and other parties working together. This may include the LPA, statutory and non-statutory consultees, elected members and local people. There is recognition that the parties involved at the pre-application stage will vary on a case-

by-case basis, and the level of engagement should be proportionate to the nature and scale of a proposed development. Each party is identified as having an important role to play in ensuring the efficiency and effectiveness of pre-application engagement (Paragraph: 003 Reference ID: 20-003-20140306).

- 3.8 The PPG also outlines how pre-application engagement with the local people is encouraged where it will add value to the process and the outcome (Paragraph: 010 Reference ID: 20-010-20150326).

Local Policy

- 3.9 RBC adopted its Statement of Community Involvement (SCI) in 2021. The SCI establishes how the Council will engage with local communities, businesses, and stakeholders in the preparation of planning policy documents and in the determination of planning applications within the borough.
- 3.10 The Council set out at paragraph 5.9 that they encourage applicants to undertake discussions with them prior to submitting an application to identify key issues and planning policies at an early stage.
- 3.11 For significant development proposals, the Council encourages Applicants to consult with the local community before submitting an application. This enables the applicants to explain their proposals, receive feedback on which they might be able to act, create an atmosphere of genuine interest in the views of the local community, and provide more certainty about any level of concern and the issues of concern (paragraph 5.10).
- 3.12 The methods of consultation which could be used include:
- Circulating a letter or statement to local residents and businesses explaining the proposals;
 - Arranging an exhibition or presentation;
 - Engagement online using social media or dedicated consultation websites; and
 - Arranging a press release in local media (paragraph 5.11).
- 3.13 Any applicant contemplating the submission of a major application should contact the Local Planning Authority at pre-application stage to discuss and agree a consultation procedure that reflects the scale and significance of the proposal (paragraph 5.12).

Summary

- 3.14 In summary, pre-application consultation is not a statutory requirement for planning but is encouraged in local and national guidance. Set against this context, the Applicant has chosen to engage proactively with Officers, residents, stakeholders, and other interested parties in accordance with best practice. The various methods of engagement employment by the Applicant are set out in the following Section of this Statement.

4. CONSULTATION WITH STAKEHOLDERS

- 4.1 As well being encouraged by both national and local planning policy, consultation with key stakeholders is recognised by the Applicant as being fundamental to the design process. This section summarises the pre-application engagement which has taken place between the Applicant and RBC and other key stakeholders.

Pre-application Discussions with RBC

- 4.2 The Applicant is committed to working with RBC to realise development at the Site has undertaken comprehensive pre-application engagement with Council Officers.
- 4.3 A pre-application meeting was held at RBC Number One Riverside offices on the 12th of October 2022. The Applicant along with members of the project team were in attendance, along with Planning Officers Daniela Ripa and Samia Syeda.
- 4.4 The purpose of the meeting was to better understand the Council's aspirations for the Site, the needs of the local community, the planning considerations which would need to be addressed as part of a planning application submission, and to confirm the scope of the application. The pre-application advice request was supported by an Indicative Illustrative Masterplan.
- 4.5 The Council were generally positive about the proposed development and relayed that they would support an application at the Site which accords with emerging Places for Everyone draft Policy JP Allocation 2. Specific feedback from the Council included:
- The public consultation exercise should be thorough and involve design workshops
 - The proposal should include larger, high value homes, whilst also providing opportunities for greater density (e.g., 35+ dwellings per hectare)
 - The scheme should embrace placemaking and reduce housing uniformity, with character areas defined across the Site
 - Children's play areas should be proposed including a Neighbourhood Equipped Area of Play
 - The Council also raised some concerns over the single point of access to the majority of the Site
- 4.6 The Council's comments have been taken on board and the proposed scheme put forward as part of the current application seeks to respond positively to the advice received. Specifically, the following design changes have been actioned following the pre-application engagement exercise:

- The proposed development has been orientated to maximise opportunities for green infrastructure and permeability, and to ensure the proposed development can be integrated satisfactorily into the landscape.
- In the interests of placemaking, character areas are to be created across the site, with subtle variations in materials, detailing, landscaping, streetscape, and built form enabling each area to have its own character.
- The proposed scheme is subject to a Design Code which provides future developers with specific details on how development should be delivered, ensuring a cohesive, high-quality scheme. The Design Code fixes certain elements of masterplan including the landscape design.
- Development parcels have been designed to be flexible to ensure that local housing needs can be accommodated, taking account of the opportunities and constraints relative to that development parcel, and providing the flexibility to build at higher densities where appropriate.
- A variety of play facilities for a variety of age ranges and activities are proposed across the proposed development. The location and type of play aims to make play fun, safe, easily accessible and an everyday occurrence. One NEAP and four LEAPS are distributed around the development to provide play close to all proposed dwellings.

Places Matters

- 4.7 The proposed scheme was presented to a Places Matter Design Review Panel on the 23rd of November 2022. The session with Places Matters provided an opportunity to receive objective feedback from an independent panel of architects and designers.
- 4.8 The consultant team presented the scheme to the panel, describing site opportunities and constraints, the design principles which underpinned the proposed development, and how the scheme has evolved. The consultant team also described the landscaping strategy and the different landscape character areas proposed at the Site.
- 4.9 The panel's feedback centred upon the Site's history and identity, the opportunity for placemaking, the accessibility of different areas and how inviting they are, the legibility of the landscape strategy, the location of the proposed local centre, and the primary access from Rochdale Road. The panel also imparted how additional work was required in relation to typologies.
- 4.10 In response, the consultant team reiterated to the panel that the proposed scheme has been informed by the Site's undulating topography.

Ward Councillors

- 4.11 Councillors Billy Sheerin, Aisling Gallagher, and Aasim Rashid have been engaged with as representatives of Castleton Ward in which the Site is located.

- 4.12 An in-person meeting was held between members of the project team and Castleton Ward Councillors at the Castleton Community Centre on the 10th of November 2022 between 7-8pm.
- 4.13 At the meeting, information on the emerging scheme was presented to the Councillors and the feedback received was generally positive. In particular, the proposed high quality family housing, affordable dwellings, and land to enable the expansion of St John's Primary School were viewed favourably.
- 4.14 The Applicant's consultation strategy was discussed, with the Councillors providing useful information on which local stakeholder groups to contact.
- 4.15 The recent anti-social behaviour at the former All-in-One Garden Centre was raised by Councillors. It was explained that the Applicant is currently discussing with RBC the potential to demolish the buildings to prevent any further anti-social behaviour.
- 4.16 The progress of the emerging Places for Everyone DPD was also discussed.
- 4.17 Castleton Ward Councillors were invited to attend a Design Workshop taking place on the 6th of December with key local stakeholders, as detailed below.

Design Workshop

- 4.18 A Design Workshop was held with community groups on the 30th of November 2022 at Thornham Cricket Club. In attendance at the Design Workshop was the Thornham St John's Neighbourhood Forum, the Save Our Slattocks community group, Cherrington Drive Neighbourhood Watch, and representatives from the Smalley Memorial Hall, St John's Church, and Thornham Church of England Primary School.
- 4.19 At the event, the consultant team explained the work carried out on the site to date and explained the purpose of the event was to gain an understanding of the local community's needs and aspirations should planning permission be granted.
- 4.20 Discussions centred around the identity of the Site, its challenges, and opportunities to enhance the local area. A wide range of views were received including the following key discussion points:

Identity

- Public footpaths at the Site are well used and important to the area

- There are clear views of St John's Church, Tandle Hill, and Manchester from the Site
- The area is characterised by farming and agriculture
- The community hall at Thornham Lane is well used but in need of repairs / modernisation
- Local produce is sold on Thornham Lane
- Allotments
- There is a lack of social infrastructure and amenities in the area (no secondary school or doctor's surgery, and just 1no. shop).

Challenges

- Thornham New Road was considered to be constrained and with visibility issues
- Attendees cited significant traffic congestion on surrounding roads
- Areas of flooding and surface water issues at the Site were highlighted
- There are too few services and amenities in the area to accommodate additional residents

Vision

- There was a desire for existing public rights of way to be retained and for pedestrian routes to be co-ordinated with the new local centre and Thornham Church of England Primary School
- St John's Church to be served by a new car park
- The existing community hall to be modernised and placed at the centre of the community
- The house types delivered at the Site should include cottages. Apartments were considered inappropriate
- Parkland and new habitats to be kept separate from play areas
- Facilities provides suitable for teenagers

5. CONSULTATION WITH THE COMMUNITY

- 5.1 It is important to the Applicant that local residents were engaged with and had the opportunity to provide feedback on the proposal. To ensure as many people as possible had the opportunity to provide feedback, the Applicant undertook an online public consultation comprising of a consultation website and online feedback form.
- 5.2 The purpose of the consultation was to communicate the Applicant's vision for the Site and identify issues important to local people to ensure they were addressed as part of the planning application submission.
- 5.3 Details of the steps taken to advertise the consultation and the scope of consultation is provided below.

Consultation Letter to Local Residents and Businesses

- 5.4 To inform local residents of the consultation event, 670 letters were distributed to local residents and businesses living/ working in close proximity to the site. A copy of the letter is provided at Appendix A and a copy of the distribution area is provided at Appendix B.
- 5.5 The distribution area was chosen to ensure those most likely to have an interest in the proposals were made aware of the consultation and had the opportunity to provide feedback on the plans.
- 5.6 The consultation letter outlined the context behind the proposals, a summary of the Applicant's vision for the Site, provided an overview of the proposed development, and information about the online public consultation. The dedicated consultation email address stakehill@bartonwillmore.co.uk was provided to provide an opportunity for consultees to ask questions or request additional information.

Consultation Website

- 5.7 The dedicated consultation webpage www.landatstakehill.co.uk was launched on the 19th of December 2022 to coincide with the distribution of the consultation notification letter.
- 5.8 A summary of the information included on the webpage is set out below:
- Landing page - The landing page introduced the Applicant and provided an overview of the consultation exercise.

- The Site – An overview of the Site was provided including a description of its physical features, its planning policy context within the Places for Everyone DPD, and development opportunities and constraints at the Site.
- Proposals – The Proposals webpage set out Redrow’s vision for the Site, an overview of the proposed development and landscaping strategy, and detailed economic, social, and environmental benefits.
- Design Workshop – A summary was provided of the Design Workshop held with key stakeholders.
- Feedback – An online feedback form was provided alongside a range of FAQs.
- Contact Us – This webpage provided contact details and a summary of the anticipated planning timeline.

Feedback Form

- 5.9 Consultees were encouraged to record and submit comments using the online consultation feedback form (see Appendix C). The purpose of the feedback form was to gain a better understanding of the respondent’s aspirations for the Site and to obtain ideas and comments from the community in relation to the proposals.
- 5.12 The feedback form was designed to ensure attendees had the opportunity to highlight both the elements that they were supportive of and any concerns they may have.
- 5.13 The online feedback form was live for 4 weeks until the 15th of January 2023 (inclusive). The rationale behind a 4-week feedback window was to ensure that the views of local people could be received and collated in time to be incorporated into the proposed scheme where possible.

6. PUBLIC CONSULTATION FEEDBACK

6.1 This section summarises the results of the community consultation exercise and provides a reply to the key points raised by respondents.

6.2 A total of 135 feedback forms were completed. The forms have been analysed and feedback from respondents is as follows:

Question 1: Please choose which group you belong to:

6.3 To understand who is interested in the proposed development, an option for consultees to state in what capacity they provided feedback was included. Feedback was received from the following interested parties:

Table 1: Capacity in which feedback was provided

Group	No. of Responses
Local Resident	131
Local Business	1
Community Group	2
Other	3

6.4 The most common respondent was local residents who comprised 97% of all consultees. Very few organisations took part in the public consultation which suggests that either there aren't that many organisations located within the consultation area or that the proposed development is largely of interest to local residents.

Question 2: Do you support the plans for Stakehill?

6.5 To understand what level of support there is for the proposals, an option was provided for consultees to state whether or not they supported the scheme:

Table 2: Level of support for the proposed scheme

Level of Support	No. of Responses
Strongly support	4
Support	3
Neutral	10
Oppose	23
Strongly oppose	92

6.6 The majority of respondents stated that they were opposed to the proposed scheme, with 87% stating that they either oppose or strongly oppose the development.

However, in the context of having sent 670 consultation letters, receiving 115 objections suggests that the vast majority of local residents notified do not object to the proposed scheme.

Question 3: What do you like about the proposed development?

- 6.7 Question 3 provided an opportunity for local residents to state what they liked about the proposed scheme:

Table 3: What respondents liked about the scheme

What do you like about the masterplan?	No. of Responses
Redevelopment of the All-in-One Garden Centre	11
Bringing new people to the area	9
The availability of greenspace and wildlife areas	6
The range and quality of housing proposed	5
Pedestrian and cycle routes	2
Access to motorway infrastructure	2
Bringing investment to the area	2
New local amenities	2
Density of proposed housing	1
Recreational areas	1

- 6.8 A range of features were liked by those who responded to this question. In particular, respondents liked that the All-in-One Garden Centre was being redeveloped, the ability of the development to bring new people to the area, and the greenspace and wildlife areas being proposed.

Question 4: If you were to move house, what type of house would you like to move to? E.g. detached / 3 bedroom etc.

- 6.9 To understand what type of house there is a demand for, Question 4 provided an opportunity for consultees to state the sort of house they would look to move into:

Table 4: Respondent's preferred house type

What type of house would consultees like to move to?	No. of Responses
2/3 bedrooms	23
Detached	16
Bungalow (single storey)	9

4/5 bedrooms	7
Semi-detached	3
Wheelchair Accessible	3
Terrace Housing	1

6.8 Responses to question 4 suggest that the house type consultees would most like to move to comprises a detached house with 2/3 bedrooms.

6.8 Redrow is proposing a range of house types to meet a variety of housing need, including no. x 18 of its Oxford Lifestyle house type which consists of a 3-bedroom detached dwelling.

Question 5: What features do you think contribute to making a house desirable? e.g. private driveway, spacious plot etc.

6.8 Question 5 provided an opportunity for consultees to state the features they would look for in a house:

Table 5: Features which make a house desirable

Features which make a house desirable	No. of Responses
Views of surrounding countryside	24
Spacious plot / large garden	17
Private driveway	16
Sufficient local services and amenities	12
Not overlooked	5
Modern interior fittings	5
Playground in the locality	4
Part of a small-scale development	4
Being built on brownfield land	4
Private garden	2
Caters for all age groups	1

6.8 The most common answer to question 5 was views of surrounding countryside, followed by spacious plots with a private driveway and adequate local services and amenities.

6.8 Predominantly, the housing being delivered by Redrow as part of phase 1 can be characterised as large, aspirational homes benefiting from private driveways,

dwelling which would contribute to improving the housing stock in Rochdale. The proposed scheme also includes a new local centre which has the potential to accommodate a range of services and amenities to the benefit of existing and prospective residents. This will ensure the everyday needs of prospective residents can be met on site.

Question 6: What do you like about the landscape strategy?

- 6.8 With the landscaping strategy integral to the overall design of the scheme, we were keen to ascertain which elements local residents particularly liked.

Table 6: What respondents liked about the landscape strategy

What do you like about the landscape strategy?	No. of Responses
Provision of open green space	9
Play parks	2
Communal areas	1
Tree and wildflower planting	1

- 6.10 The primary element of the landscaping strategy which local residents liked was the provision of open green space.

Question 7: How could the landscape strategy be improved?

- 6.8 Question 7 provided an opportunity for local residents to suggest how the landscaping strategy could be improved.

Table 7: Suggestions on how to improve the landscape strategy

How could the landscape strategy be improved?	No. of Responses
Greater brownfield development	9
More green space	7
Greater accessibility	6
More tree planting	3
Greater preservation of public footpaths	2
Children free spaces	1
Fewer proposed houses	1

- 6.11 Suggestions on how the landscape strategy could be improved included greater brownfield development and green space, and ensuring the development is highly accessible.

Question 8: Any additional comments?

- 6.12 Consultees were also provided with an opportunity to impart any other feedback they had on the scheme at an additional comments section. This question was asked to ensure that all feedback could be captured as part of the consultation exercise.

Table 8: Any additional comments

Additional Comments	No. of Responses
Greater preservation of green belt	55
Concerns regarding traffic congestion	28
Concerns regarding the additional pressure on local services and amenities	27
Impact on wildlife	19
Vehicular access issues	14
Inadequate drainage scheme	12
Greater housing mix	9
Greater employment provision	4
Noise pollution	3
Safety concerns	3
Loss of public rights of way	2
Greater cycle path provision	2
Loss of privacy	1

- 6.13 Attendees predominately utilised the additional comments option to underline their concerns regarding the loss of Green Belt land, the impact the scheme would have on the local highway network, and the additional pressure placed on local services and amenities.

Response to Issues

- 6.14 Having carefully examined the consultation responses received, it is apparent that the consultees are particularly concerned with the loss of Green Belt, the impact the scheme would have on the local highway network, and the additional pressure placed on local services and amenities.
- 6.15 The Applicant acknowledges these legitimate concerns and has provided a response at table 9 below.

Table 9: Applicant's Response to Consultation Feedback

General points raised by respondents	Applicant's response to general points raised
Loss of Green Belt	The Site's Green Belt designation is long established, dating back to the 1981 Greater Manchester Structural Plan. It is acknowledged that the Site's development would cause harm to the Green Belt. However, the Green Belt in Rochdale Borough is currently being reviewed as part of the Places for Everyone process. The Greater Manchester Combined Authority (GMCA) are clear at paragraph 8.54 of Places for Everyone that <i>'the scale of development that needs to be accommodated within the Plan area up to 2037 means that some changes to the Green Belt boundaries are necessary'</i>. The need to release land from the Green Belt to meet development needs is therefore recognised. A central plank of the Places for Everyone spatial strategy is to boost the competitiveness of the northern areas of Greater Manchester. The North-East Growth Corridor has been identified as a location of large-scale development <i>'to transform perceptions of, and opportunities within, the north of Greater Manchester'</i> (Places for Everyone, paragraph 4.49). The Site is located within the Stakehill allocation which is one of three sites identified for large-scale development in the North-East Growth Corridor. The Site is therefore a crucial element of the Places for Everyone overall Spatial Strategy to boost northern competitiveness. The importance of the North-East Growth Corridor led to it becoming the Atom Valley Mayoral Development Zone in July 2022. The Atom Valley Mayoral Development Zone, one of only six priority Growth Locations in Greater Manchester, has a focus on economic growth and industrial innovation. As a Mayoral Development Zone, Atom Valley has a national and international significance.

	Therefore, although it is acknowledged that development at the Site would cause harm to the Green Belt, it is considered that given the scale of development required to meet the objectives of Places for Everyone, and the contribution development at the Site would have in delivering transformational change and boosting the competitiveness of the northern area of Greater Manchester, the proposed development would generate benefits which would significantly outweigh any harm to the Green Belt.
Highways Concerns	A Transport Assessment has been undertaken to inform and support the development, the scope and methodology of which was issued to RBC for comment in advance of any traffic surveys taking place. Junction capacity modelling has shown that the primary vehicular access from proposed signalised Manchester Road junction can satisfactorily accommodate the level of traffic which may be generated by the proposed development. Furthermore, the Transport Assessment involved capacity modelling, which considered the impact of the proposed development on no. x 8 Local Highway Network junctions, and no. x 3 Strategic Road Network junctions. The capacity modelling demonstrated that mitigation would be required at the Slattocks roundabout. It is proposed to introduce signalisation at Rochdale Road (north) / Slattocks roundabout junction where the development would have the greatest impact. Beyond this junction, the capacity assessments concluded that the additional traffic generated by the proposed development would not have a severe impact on the local and strategic highway network and it is considered that the sustainable transport enhancements together with the improvements to the Slattocks roundabout would mitigate the effects of the development. It is concluded that there would not be an unacceptable impact on highway safety and the residual cumulative impacts on the road network would not be severe, and as such the proposed

	development is therefore considered acceptable with regard to transport.
Impact on local services and amenities	It is acknowledged that the proposed development will introduce a significant number of new residents to the area. However, a range of services and amenities are being delivered as part of the development to ensure the proposed development is sustainable and to ensure the everyday needs of residents can be met on site. Approximately 1ha of land is being provided to accommodate a new local centre. The local centre is to be located off the main road running through the Site to maximise opportunities for passing trade and to create a sense of place. Permission for the local centre is sought in Outline only, which means the scale and design of the local centre is not currently confirmed. However, sufficient flexibility is provided to enable the provision of local shops and services, a health hub, and/or a local recycling bank at the local centre. In addition, approximately 1ha of land has been reserved to accommodate an extension to St John's Primary School. The precise boundary for the school Site and scale of the school is to be agreed with the Local Education Authority at an appropriate point in time. The land adjoining the school extension area can accommodate a 'drop-off' point. The delivery of these services and amenities will mean that existing provision will not be overburdened by new residents in the area. Moreover, existing residents will be able to utilise the new facilities being proposed at Stakehill. It is therefore considered that the proposed development will have a net benefit to local people with respect to services and amenities.

7. CONCLUSIONS

- 7.1 A robust and inclusive public consultation process has been undertaken to support the proposed development. The adopted approach to this pre-application community engagement exercise fully reflects current policy, guidance, and best practice.
- 7.2 As part of the Applicant's commitment to consultation, the emerging development proposals have been subject to formal and informal discussions with key stakeholders, Council Planning Officers, Council Ward Members, and members of the local community. Comments, ideas, and concerns have been gathered and assessed, and the proposals seek to take on board and mitigate concerns.
- 7.3 The Applicant undertook in-person consultation events with key Stakeholders as part of a Design Workshop and with local Ward Councillors and undertook a wider online public consultation. An online public consultation was considered appropriate as it ensured as many people as possible had the opportunity to comment on the proposed scheme. The purpose of the consultation events was to explain the context of the proposed development, set out the constraints which informed the masterplan, to illustrate how development could be delivered at the Site, and to gather the comments and feedback of the local community.
- 7.4 The public consultation process is considered to have been effective and robust and this is reflected in the submitted planning application. Where concerns have been raised, the applicant has sought to mitigate these issues wherever possible and has addressed them directly with the technical work provided as part of the submission.

APPENDIX 1: LETTER DROP AREA

APPENDIX 2: LETTERS TO RESIDENTS

APPENDIX 3: LETTERS TO STAKEHOLDERS

APPENDIX 4: CONSULTATION LEAFLET