



GLP Trows LLP and BDW Trading Ltd

LAND SOUTH OF COWN TOP LANE, CASTLETON, ROCHDALE

Planning Statement Addendum





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1 INTRODUCTION

- 1.1.1 This Planning Statement Addendum has been prepared to assist Rochdale Borough Council as Local Planning Authority (LPA) in the consideration of the planning application 22/01190/FUL, at land south of Cowm Top, Castleton (the site), which seeks full planning permission for:
- “Full planning permission for residential development, with associated access, car parking, landscaping and infrastructure at land south of Cowm Top Lane, Castleton”.*
- 1.1.2 This Addendum sets out the key changes that have been made to the scheme during the determination period, following feedback and discussions with consultees and the LPA. It should be read alongside the WSP Planning and Heritage Statement dated August 2022.
- 1.1.3 In addition, this Addendum includes an assessment of the latest proposed layout against key Places for Everyone (PfE) policies, a summary of the consultee responses received, and the further details provided where additional information has been requested.
- 1.1.4 The following documents have been updated and are submitted alongside this Addendum:
- Design and Access Statement Addendum;
 - Design Response Tracker;
 - Drainage Report Addendum;
 - HRA Screening Assessment;
 - Highways Technical Note;
 - Biodiversity Net Gain Assessment;
 - Noise Impact Assessment;
 - Air Quality Assessment;
 - Crime Impact Assessment;
 - Landscape Visual Appraisal;
 - Tree Survey Report;
 - Arboricultural Impact Assessment and Method Statement;
 - Bat Survey Addendum;
 - Energy Statement;
 - Revised Planning Drawings (listed on the cover letter);
 - House Type Drawings; and
 - Planting Plans.

2 RESPONSE TO CONSULTEE FEEDBACK AND KEY CHANGES TO DEVELOPMENT PROPOSALS

- 2.1.1 The application has already been subject to the required three week statutory consultation period with feedback being received from a number of statutory consultees. Whilst further re-consultation will take place on the revised layout and supporting information, this section highlights the feedback previously received, with a summary of how this has either already been addressed or is addressed through the updated supporting information pack.
- 2.1.2 A summary of the key changes to the proposed development scheme is set out in the latter part of this Section.

Consultee	Summary of Feedback	Response
Strategic Housing	Requested inclusion of 1 bedroom accommodation, full NDSS compliance, M4(2) compliance unless specific circumstances make this impracticable and provision of on-site affordable housing.	A meeting was held with the Strategic Housing Team in December 2023 and additional details were submitted in January 2024 which agreed: ■ No need for 1 bedroom or 6 bedroom accommodation; ■ All dwellings will be NDSS compliant; ■ M4(2) compliance to be achieved where possible and justification provided for properties unable to meet this standard (see Section 4); and ■ Provision of affordable housing to be considered as part of on-going viability discussions.
Design	Detailed response on various topic areas including - identity and sense of place; connectivity, movement and public realm; street hierarchy and layout; sustainability/ green and blue infrastructure; housing (design, mix and typologies); play/ child friendly streets and spaces; materials and evening and night-time.	The Design and Access Statement Addendum and the Design Response Schedule provide details as to how the revised proposals respond to the design feedback.
Rochdale & District Angling Society	Requested further details on the water management process and raised concerns about the location of the foul pumping station and the MUGA.	A revised Drainage Assessment has been prepared and forms part of this updated pack of information. Discussions are on-going with Rochdale & District Angling Society and a meeting is now arranged for the revised pack to be presented to the Society. The MUGA has been relocated and replaced with a NEAP in a more central location.

Consultee	Summary of Feedback	Response
LLFA	Requires confirmation that third party agreement has been secured on the proposed drainage strategy and surface water outfalls	A revised Drainage Assessment has been prepared and forms part of this updated pack of information. As set out above, discussions are on-going with Rochdale & District Angling Society.
National Highways	No objection	No response/action required; particularly as dwelling numbers have decreased.
Highways	Requested clarification on Cowm Top access; layout of the site entrance; sustainable infrastructure improvements; contribution to the Bee Network and emergency access point.	A Technical Note was previously submitted to address the points raised. For completeness a further Technical Note has been prepared and is submitted as part of this updated pack of information to reflect the latest proposals.
Transport for Greater Manchester	Requested clarification on road safety and traffic counts; amendment to PICADY assessment, copy of LINSIG model; review nearby TROs; footway resurfacing/renewal undertaken as appropriate; provision of 2m wide footpaths throughout; tactile paving and dropped kerbs at junctions; pedestrian/cycle connections; provision of secure cycle parking and suggested contribution to upgrade nearby bus stops.	A Technical Note was previously submitted to address the points raised; however, no further response was received. For completeness a further Technical Note has been prepared and is submitted as part of this updated pack of information to reflect the latest proposals.
Natural England	Request an update to the Habitat Regulations Scoping Assessment	A revised Habitat Regulations Scoping Assessment has been prepared and forms part of this updated pack of information.
GMEU	Recommended scheme amendments to reduce biodiversity losses and if further no-site provision isn't possible then off-site compensation measures will be required.	An updated Biodiversity Net Gain Assessment is included with the revised submission pack.
Conservation and Design	No objection to the development in terms of built heritage but requested historic field boundaries to be retained wherever possible.	No response/update required to the Heritage Assessment. Further details relating to historic field boundaries set out in Section 5.
EHO – Noise	No objection – and suggested maximum internal and external noise levels	Updated Noise Assessment has been submitted and concludes that based on the revised scheme following implementation of noise mitigation measures the sound climate which future occupiers of the development will be exposed to will accord with 'no observed adverse effects level'.
United Utilities	No objection	No response/action required.

Consultee	Summary of Feedback	Response
Greater Manchester Archaeological Advisory Service	Agrees with the findings of the submitted Archaeological Desk-Based Assessment in recommending pre-commencement conditions for further archaeological investigation to take place.	Further investigation to be secured via suitably worded planning condition.
The Coal Authority	No objection	No response/action required.
School Services	Requested a contribution towards primary education of £1,646,470.23 and secondary education of £823,234.99	Calculations will need to be updated to reflect the latest position and any requested contributions are being considered as part of on-going viability discussions.
GMP Design for Security	Recommends conditions to comply with physical security measures and applying for SBD accreditation.	No response/action required. However, for completeness a revised Crime Impact Assessment (CIA) has been submitted to reflect the latest layout proposals.
EHO – Contamination	Ground investigation reports and recommendations for the Remediation Strategy are acceptable. Suggest a pre-commencement condition for submission of the Remediation Strategy.	No response/action required.

KEY CHANGES TO THE PROPOSED DEVELOPMENT

2.1.3 The Design and Access Statement Addendum sets out in detail the key changes made to the Proposed Planning Layout (ref: 203002 Rev 002) in response to the consultee feedback received and detailed discussions and design workshops held with the Capita Design Team and should be read alongside this Planning Statement Addendum. However, in summary, the key changes to the proposed layout are as follows:

- Reduction in dwelling numbers from 495 to 445, but still offering a mix of 2 to 5 bedroom dwellings;
- All properties are now NDSS compliant;
- 10% of properties are M4(2) compliant;
- Three distinct character areas have been created, defined by specific house styles/types and landscape features;
- Removal of the MUGA and replacement with a NEAP in a more central location;
- Incorporation of swales within the central green spine to provide areas of natural play;
- Improved connections to the seating areas within the POS;
- SUDs basins have been sub-divided into 5 smaller basins as opposed to 2 larger basins;
- Mix of trees introduced within front gardens and within the highway/footpaths, which will be maintained by a Management Company;

- All streets are 5.5m wide and linearity of the road layout has been reduced through introduction of further curves;
- Road hierarchy has been strengthened through further variation in the hard surfacing palette;
- The proposed 3m wide shared cycleway/footway through the site has been extended;
- Increased landscaping buffers, particularly along the eastern boundary; and
- Revised parking strategy to reduce the incidences of rows of 6 or more parking bays along the street.

2.1.4 The Public Open Space (POS) strategy has also been updated as part of the wider revisions to the Proposed Planning Layout (see POS Plan ref: 213100).

2.1.5 The total amount of POS across the site, including the SUDs and landscape buffers along the site boundaries amounts to 65,397 sqm. This is against a requirement of 13,230sqm of Local Open Space to be provided as per Core Strategy policy G6 and the Provision of Recreational Open Space in New Housing Supplementary Planning Document (SPD).

2.1.6 The key features of POS proposed which comprise 3,998sqm of the overall total are:

- NEAP;
- Swales; and
- Trim Trail and Seated Areas.

2.1.7 It is important to note, that the NEAP will be accessible to all users. It is wheelchair accessible and includes a wheelchair see-saw and other inclusive play equipment. Further details are provided on how the design and delivery of the NEAP will be inclusive for everyone to utilise and enjoy on the Proludic Design Details included with this revised submission pack.

2.1.8 Against the requirement of 13,230sqm of POS, taking account of the key features proposed this leaves a requirement of 9,232sqm.

2.1.9 Although it is not intended that the SUDs will be permanently wet features, it is understood that Rochdale Council do not consider SUDs to also provide a POS function. Therefore, if the SUDs were removed from the overall area of POS (alongside the key features already accounted for), then this would leave a provision of 51,039sqm across the site; which is significantly above the remaining 9,232sqm required.

2.1.10 However, it is appreciated that not all of this POS is useable as some of it provides stretches of landscape buffer alongside the site boundaries. However, even if the 51,039sqm is only considered to provide a lower value or level of POS, it is still substantially above what is required across the site.

3 PLANNING POLICY

BACKGROUND CONTEXT

- 3.1.1 At the time the application was submitted (August 2022), the PfE was not yet adopted, however, the Submission Plan version at that time identified the site as a draft housing allocation (JPA25).
- 3.1.2 PfE has now been adopted (although is subject to an on-going JR Challenge) and the site is now formally identified as a strategic development allocation (JPA23). Although the original Planning Statement did provide an assessment of the proposals against the draft PfE allocation, on the basis that PfE is now formally adopted and there have been amendments to the scheme, a full assessment of the proposals against the adopted allocation policy requirements is set out at Section 5.

NATIONAL PLANNING POLICY (2023)

- 3.1.3 The National Planning Policy Framework (NPPF) was updated in December 2023. There have been no changes to the NPPF that are material to this application. Section 4 of the original Planning Statement remains relevant; however, the paragraph numbers and relevant wording has been updated as follows:

Paragraph (old numbering)	Paragraph (Dec 2023 numbering/text)
8	8
11	11
60	60 “the overall aim should be to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community”.
62	63 “within the context of establishing need”.
73	74
126	131
130	135
132	137
92	96
174	180
180	186
183	189
113	117
112	116

Paragraph (old numbering)	Paragraph (Dec 2023 numbering/text)
154	159
157	162
159	165
167	173
169	175

Draft NPPF – Proposed Revisions (August 2024)

- 3.1.4 Following the election of the new Labour Government in July 2024, the Government published a set of revisions to the NPPF for consultation. These proposed revisions have been reviewed and do not have any implications for the consideration or determination of this application.
- 3.1.5 However, it is worth noting that the direction of travel set out in the draft revisions to the NPPF is very much focused on growth, in particular a commitment to build 1.5 million new homes. There is a clear drive to ensure deliverable sites, such as those already allocated for housing, are able to come forward quickly and start delivering housing in the short term.
- 3.1.6 The Government makes it clear that sustainable development, such as what is proposed at this site, is encouraged and supported to assist in addressing “*the issue of chronic undersupply of land that has underpinned the housing crisis*”. It also notes that too few sites have been allocated for housing and that this is having a detrimental impact upon housing growth and delivery; reinforcing the importance of allocated housing sites coming forward promptly to kick start the housing growth agenda.
- 3.1.7 These proposed revisions and Government ambitions reinforce the need for sustainable and suitable sites, such as land at Cowm Top, to come forward now and start delivering a good mix of housing to start addressing local housing needs.

LOCAL PLANNING POLICY

- 3.1.8 There have been no changes to the Local Plan. Section 4 of the original Planning Statement remains relevant; however, the site is no longer allocated as Protected Open Land (POL) and a Greenspace Corridor and now has a residential allocation, so Core Strategy policy G5 and Unitary Development Plan (UDP) policies D/10 and G/8, can be disregarded as they relate to the former allocations associated with the site prior to the adoption of PfE.

PLACES FOR EVERYONE (PFE)

- 3.1.9 PfE was adopted on 21 March 2024 and now forms part of the development plan for Rochdale. An assessment of the revised proposals against the now adopted PfE policies is set out in Sections 4 and 5.

OTHER MATERIAL CONSIDERATIONS

- 3.1.10 There has been no new material considerations, such as Supplementary Planning Documents, therefore, Section 4 of the original Planning Statement remains relevant.

4 PLANNING ASSESSMENT (PLACES FOR EVERYONE)

- 4.1.1 This Planning Statement Addendum provides an assessment of the revised proposals against the now adopted Places for Everyone.

STRATEGIC POLICIES

- 4.1.2 **Policy JP-Strat6: Northern Areas** – in accordance with the objectives of this policy, and indeed a key theme of the PfE which seeks to rebalance the housing market and growth across the Greater Manchester City Region (GMCR), the delivery of housing at this site will assist in diversifying the current housing offer in Rochdale and boost northern competitiveness. The site is sustainably located and due its size and scale has the ability to offer a wider range of different types and sizes of dwellings, including larger family homes. Developing the site for housing will also deliver economic investment to the local area which will help meet the strategic objective of driving economic growth and reducing deprivation and inequalities, particularly in northern areas such as Rochdale.

- 4.1.3 The additional positive benefits, alongside the delivery of new family housing, to be generated by the scheme have been re-assessed based on the revised proposals and are set out below and illustrated on the infographic at **Appendix 1:**

60 FTE temporary jobs in the construction industry and related supply chains during the construction period

- 4.1.4 Data from the Office for National Statistics (ONS) Annual Business Survey 2023 published in April 2024¹ reveals that total turnover in the construction sector during 2023 was £345 billion. The average number of people employed in the construction industry during 2023 was 1.64 million², suggesting that average turnover per construction job in 2023 was approximately £210,000.
- 4.1.5 The temporary construction employment benefits have been assessed based on the anticipated build cost for the development proposals. Using the build cost estimate and the average turnover per full time equivalent (FTE) construction jobs, it is estimated that the development would generate 588 person years of temporary construction employment.
- 4.1.6 The standard convention in economic impact assessment is that ten person years of construction employment equate to one full-time equivalent (FTE) jobs in the construction sector. The construction period could therefore support the equivalent of approximately 60 FTE temporary jobs in the construction industry and related supply chains, over the timeframe of the construction period.

¹ ONS (2024) Annual Business Survey 2023 Results [Online] Available from: <https://www.ons.gov.uk/businessindustryandtrade/business/businessservices/datasets/uknonfinancialbusinesseconomyannualbusinesssurveysectionsas>

² ONS (2022) Broad Industry Group (SIC) – Business Register and Employment Survey (BRES): Table 1 [Online] Available from: <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/datasets/broadindustrygroupsicbusinessregisterandemploymentsurveybrestable1>

£1.01m per annum in Council Tax revenue

- 4.1.7 The development will also have a beneficial impact on Rochdale's annual Council Tax receipts once complete and operational. In order to estimate the scale of this, WSP has made the following assumptions:
- All new properties at the site are rated as Council Tax Band D, which attracts an annual charge of £2,330.24 per annum in 2023/24³. WSP has assumed Council Tax Band D as this generates a mid-range annual charge; and
 - All the residential units are fully occupied.

- 4.1.8 Based on these assumptions, the additional Council Tax receipts generated by the 445 additional households at the site will be £1.01 million per annum based on 2023/24 rates.

£5.2m per annum in spending by new households in Retail and Leisure

- 4.1.9 The new residential population will generate additional household spending in the local area.
- 4.1.10 The report on Family Spending, published by the ONS in May 2023, provides data for the financial year ending 2022 on household expenditure based on results of the Living Cost and Food Survey conducted across the UK⁴.
- 4.1.11 Based on data for the North West region on average household spending for goods and services in Retail and Leisure, it is estimated that the net additional 445 households could spend approximately £5.2m per annum, of which a proportion will support shops and businesses in Rochdale and across wider Greater Manchester.

Financial contribution to highways and surface water draining at Cowm Top

- 4.1.12 The Proposed Development will provide a substantial financial contribution towards the highways and surface water drainage works at Cowm Top, therefore helping to solve the current adoption issues associated with the road, resolving a current Council problem and providing a benefit to the wider area.
- 4.1.13 In summary, the economic benefits of the scheme include:
- Generation of around 60 full-time equivalents (FTE) temporary construction jobs;
 - Increased Council Tax funding estimated to be £1.01m per annum;
 - Net additional household expenditure generated will be in excess of £5.2m per annum; and
 - Contribution towards highways and surface water drainage issues to benefit the wider community.

³ Rochdale Borough Council (2024) Council Tax Charges and Band [Online] Available from: <https://www.rochdale.gov.uk/council-tax/council-tax-charges-bands>

⁴ ONS (2023) Family Spending in the UK: April 2020 to March 2021 [Online] Available from: <https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/expenditure/bulletins/familyspendingintheuk/april2020tomarch2021>

SUSTAINABLE DEVELOPMENT

Addressing Climate Change and Carbon and Energy (JP-S1, JP-S2 and JP-S3)

- 4.1.14 An updated Energy Statement has been prepared by Environmental Economics and is included in the revised submission pack. The Energy Statement sets out that the Low and Zero Carbon (LZC) Technologies that will be provided as part of the scheme include: - photovoltaic panels; waste water heat recovery systems; flue gas heat recovery systems and decentralised mechanical extract ventilation. Examples of the energy efficiency features provided within new Barratt houses is set out in **Appendix 2**.
- 4.1.15 These measures alongside enhanced fabric specifications will ensure that as a minimum all dwellings will achieve the required 31% reduction in carbon emissions (Building Regulations Part L1A 20213).
- 4.1.16 Furthermore, electric vehicle charging will be provided in accordance with policy and Building Regulations.

FLOOD RISK AND DRAINAGE

- 4.1.17 In accordance with policy **JP-S4: Flood Risk and the Water Environment**, as set out in the revised Drainage Strategy, surface water is proposed to be managed through a sustainable drainage system (SUDs) and will aim to achieve greenfield run-off rates. The SUDs proposed will offer multi-functional benefits including providing areas of public open space, amenity value and biodiversity benefits. The inclusion of wetland areas will assist in avoiding adverse impacts on water quality.

CLEAN AIR

- 4.1.18 As required by policy **JP-S5: Clean Air**, an Addendum to the Air Quality Assessment has been prepared to reflect the latest scheme. The Addendum concludes that overall, the impacts of the development are not predicated to be significant with respect to air quality. Therefore, there is no reason on air quality grounds why the development proposals should not be granted planning permission.

HOUSING

- 4.1.19 The proposed development will assist with making a meaningful contribution to the delivery of new homes over the plan period as required by policy **JP-H1: Scale, Distribution and Phasing of New Housing Development**.
- 4.1.20 Policy **JP-H2: Affordable Homes** seeks to maximise the delivery of affordable housing by applying local plan targets for the provision of affordable housing. Discussions are on-going with the Council with regards to overall scheme viability and the final obligations/financial contributions that will be sought as part of this application. An update on the affordable housing position will be provided once these viability discussions have concluded.
- 4.1.21 **JP-H3: Type, Size and Design of New Housing** requires new development to incorporate a range of dwelling types and sizes to meet local needs and deliver more inclusive neighbourhoods.
- 4.1.22 The revised Proposed Planning Layout now shows 445 dwellings of varying types and sizes. A housing mix focusing on two, three, four and five bedroom properties was agreed at a meeting with the Council's Strategic Housing Team (19 December 2023). As set out in the originally submitted Planning Statement (August 2022), there is a qualitative need for the type of housing this site can offer which many of the other sites coming forward are not able to as these are smaller, high density sites including apartments.

- 4.1.23 All dwellings proposed are now NDSS compliant.
- 4.1.24 Policy JP-H3 also requires new dwellings to be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable. The latest Proposed Planning Layout Plan includes 10% of the proposed dwellings meeting the M4(2) standard. The site conditions, namely challenging topography, make meeting the M4(2) standard on all dwellings impracticable.
- 4.1.25 Policy **JP-H4: Housing Density** requires new development to be delivered at a density appropriate to the location and accessibility of the site and recommends a density of between 35-70 dwellings per hectare (dph) for schemes primarily for housing. The site is just over 800m from Castleton Railway Station; therefore, minimum densities should be 35dph.
- 4.1.26 As explained in greater detail in the accompanying Design and Access Statement Addendum and the Design Response Table, the scheme incorporates three distinct character areas. Part of the differentiation between these areas is the density of the proposed housing.
- 4.1.27 Character Area 1 (Barratt Classic) forms the northern and eastern boundaries of the scheme and has an average density of 38dph. Character Area 2 (Barratt Contemporary) forms the central parts of the site fronting on to the main east-west and north-south (southern part) avenues and has a higher average density of 41dph. Finally, Character Area 3 (David Wilson Homes) forms the southern part of the site and has a strong interface with proposed areas of POS along southern boundary including attenuation basin and play area, this has the lowest average density at 35dph.
- 4.1.28 Overall, the proposed densities make the best use of the site, taking account of the local context, site constraints, technical considerations and the need to create different Character Areas throughout the scheme.

GREEN INFRASTRUCTURE

- 4.1.29 **JP-G2: Green Infrastructure Network** – the scheme provides substantial and extensive areas of accessible POS, green corridors and amenity spaces around and throughout the site. This is in the form of a linear park along the western boundary which then links to green corridors, swales and SUDs which run along the site boundaries and through a central green spine. These areas provide public health benefits by encouraging and providing active travel movement throughout the site, providing areas of play and recreation and also creating an attractive environment, offering high levels of amenity.
- 4.1.30 **JP-G7: Trees and Woodland** – whilst trees will be retained wherever possible, the Landscape Scheme shows the new / replacement tree planting that is proposed. This now includes an element of street trees, in particular along the main central streets.
- 4.1.31 **JP-G8: A Net Enhancement of Biodiversity and Geodiversity** – the Shadow Habitat Regulations Screening Assessment concludes that the proposals are unlikely to have a significant adverse effect on the integrity of the conservation interests of the Rochdale Canal SAC. Furthermore, through the adoption of the site-specific drainage strategy it is unlikely that the scheme will have a significant impact on qualifying habitat and features and conservation interests through changes in hydrological processes of the Rochdale Canal SAC.

- 4.1.32 The proposals also include an extensive landscaping scheme which will provide ecological enhancements across the site. In addition, discussions are on-going with the LPA and GMEU regarding Biodiversity Net Gain (BNG).

SUSTAINABLE PLACES

- 4.1.33 A Health Impact Assessment formed part of the original planning application submission and demonstrated that the proposed development would not give rise to any residual negative health impacts. Overall, the proposed development is considered to have a positive impact on health and the associated socio-economic, environmental and overarching health benefits, will be beneficial to reducing deprivation and poor health outcomes identified across the local area. This accords with the principles of policy **JP-P6: Heath**, to help tackle health inequalities as part of new developments.
- 4.1.34 In accordance with policy **JP-P7: Sport and Recreation**, the revised Proposed Planning Layout and POS Plan demonstrate the opportunities provided throughout the site for play and recreation that all ages can enjoy together. The NEAP is wheelchair accessible and includes a wheelchair see-saw and other inclusive play equipment. Further details are provided on how the design and delivery of the NEAP will be inclusive for everyone to utilise and enjoy on the Proludic Design Details included with this revised submission pack. Furthermore, there will be yearly inspections to ensure the equipment is still up to standard and will also enable issues or repairs to be addressed.

CONNECTED PLACES

- 4.1.35 As required by policy **JP-C8: Transport Requirements for New Development**, the original application submission was accompanied by a Transport Assessment and Travel Plan and a Highways Technical Note forms part of this revised submission pack to reflect the changes to the latest Proposed Planning Layout Plan.
- 4.1.36 These documents demonstrate how the location of the site and design of the development scheme encourages walking, cycling and public transport use to reduce car dependency.
- 4.1.37 The Connectivity Plan (ref: 203105) shows how the scheme prioritises the safe and convenient access of pedestrians and cyclists throughout the scheme and the integrated network of pedestrian and cycle paths which link to the surrounding network.
- 4.1.38 The Car Parking Plan (ref: 225001) sets out the strategy for car parking across the site, this is now well integrated and unobtrusive with screening provided, softening the streetscene and providing a more attractive environment.
- 4.1.39 The Transport Assessment and subsequent Highways Technical Note set out the impacts and determine the most appropriate mitigation on the SRN and local transport network and concluded that the proposed development is not anticipated to result in any material safety issues or have a material impact on the operation of the SRN. The latest responses from Highways England and Rochdale Council Highways Team have not raised any objections to the scheme.

5 PLANNING ASSESSMENT (PFE POLICY: JP ALLOCATION 23)

- 5.1.1 A summary of how the scheme responds to the Policy Allocation (JP Allocation 23: Trows Farm) is included below. This replaces the emerging draft wording that was considered within the Planning Statement submitted in August 2022.

Development at this site will be required to:

- **Deliver around 550 new homes, including provision of larger (4,5 and 6 bedroom) homes, or similar types of larger homes as agreed with the Local Planning Authority, and provision for affordable housing in accordance with relevant local plan requirements.**

- 5.1.2 This application seeks to deliver 445 new dwellings and as demonstrated by the proposed schedule of accommodation included on the Proposed Planning Layout Plan, does seek to incorporate a good mix of housing types, including larger family properties. This includes 146 four and five-bedroom properties.

- 5.1.3 Of the 445 dwellings, 143 are to be delivered by David Wilson Homes, which offer higher-end house types.

- 5.1.4 Discussions have taken place with Rochdale Council's Strategic Housing Team, and it was agreed that the mix of two, three, four and five bedroom properties would be sufficient to meet local need and demand.

- 5.1.5 The application is for a slightly smaller site area than the adopted allocation, therefore, that is why the number of dwellings proposed is also slightly below what is suggested in the policy. However, the nature of the proposed layout does not preclude or prejudice the remainder of the allocation from coming forward at a later date.

- 5.1.6 With regards to delivery of affordable housing, as allowed for in Core Strategy Policy C4 'Provision of Affordable Homes', a Viability Assessment has been submitted. This is currently being reviewed and discussions are on-going with regards to the final package of S106 planning obligations that will be provided as part of this application.

- **Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development. This will include the need for an infrastructure phasing and delivery strategy in accordance with policy JP-D1.**

- 5.1.7 The revised Design and Access Statement and Design Response Table explains how the revised proposals have responded to and addressed the feedback received. These demonstrate that the scheme will be delivered to a high quality design and re-iterates the key principles that have underpinned the overall masterplanning process.

- 5.1.8 The site will be delivered by a single developer Barratt Homes, but will include a range of David Wilson Homes (as set out previously, offering the higher value house types). The scheme has been designed comprehensively but does have three distinctive character areas which will provide a changing experience as one travels through the site.

- 5.1.9 Given the scale of the scheme, it will be delivered in phases and an indicative Phasing and Delivery Plan (ref: 201100, Rev P00) has been prepared and forms part of the revised submission pack. This shows how the different development parcels will be brought forward, including an indication as to when key infrastructure, landscaping and open spaces facilities will be provided. This plan demonstrates that the key infrastructure will be in place to support the phases of development as these are brought forward. Furthermore, the landscaping and open space enhancements/facilities will also be phased to ensure that the early phases of development are set within an attractive environment.
- 5.1.10 The indicative phasing has also sought to ensure that a good mix of housing is provided during the early stages of development, as housing within all three different character areas will be delivered as part of phases 1 and 2.
- **Make provision for new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C8. This should include vehicular access to the site from Cowm Top Lane, as well as facilitating safe and attractive walking and cycling routes to the local centre of Castleton and the railway station.**
- 5.1.11 The Transport Assessment and subsequent Highways Technical Notes set out the impacts and determine the most appropriate mitigation on the SRN and local transport network and concluded that the proposed development is not anticipated to result in any material safety issues or have a material impact on the operation of the SRN. The latest responses from Highways England and Rochdale Council Highways Team have not raised any objections to the scheme.
- 5.1.12 The Connectivity Plan shows how the scheme prioritises the safe and convenient access of pedestrians and cyclists throughout the scheme and how the network of pedestrian and cycle paths integrate with the surrounding network. In particular, how it will encourage and facilitate attractive walking and cycling routes to the local centre of Castleton and the railway station.
- **Deliver a well-designed scheme which incorporates good quality green and blue infrastructure that reflects and responds to the special qualities and sensitivities of the key characteristics of the Urban Fringe Farmland landscape character type in accordance with policy JP-G1, having regard to the topography of the site, its prominent location adjacent to the M62 and A627(M) motorways, and existing biodiversity and greenspace corridors.**
- 5.1.13 The scheme provides a network of green and blue infrastructure across the site, this is in the form of linear swales through the centre of the site, enhanced green buffers along the site boundaries, a linear park along the western boundary and a network of SUDs ponds along the southern boundary.
- 5.1.14 As set out in greater detail in the revised Landscape Visual Appraisal, key characteristics of the Landscape Character Area (LCA) covering this site (Urban Fringe Farmland) include a rolling landscape/undulating hills, networks of streams/ponds, numerous rights of way and cycle routes permeating the landscaping and linking to the surrounding area, little sense of enclosure and strong visual connections with surrounding landscapes.
- 5.1.15 Although the site does require significant levels of cut and fill to create suitable development platforms, given the naturally challenging topography the development will still have to be delivered in a stepped arrangement moving north to south. Therefore, this will respect the natural undulating nature of this wider LCA.

- 5.1.16 Due to this high level of cut and fill required, it means that it has not been possible to retain the existing field boundaries as large parts of the site will be re-engineered to create the main development platform. As has been set out previously in the originally submitted Design and Access Statement, even with the cut and fill exercise, the topography has still dictated the need for the development to be laid out in an east-west pattern. This has meant that it has not been possible to retain or recreate field boundary patterns.
- 5.1.17 As set out within the revised Landscape Visual Appraisal and shown on the latest Planting Plans, the scheme will be introducing a significant number of new hedgerow plants and trees along the boundaries and within the proposed development. Therefore, the adverse effects are considered to be reduced by the beneficial effects that the planting and other landscape interventions will introduce.
- 5.1.18 The original scheme proposals included two large SUDs ponds located along the southern boundary of the site. These have now been broken up into five smaller SUDs basins which in turn has led to the ability to include a greater level of landscape enhancements in this area and also improve the pedestrian access and connectivity through this part of the site.
- 5.1.19 The Connectivity Plan demonstrating how the scheme integrates well with the wider network of rights of way and cycling routes, which is a key features of this LCA.
- 5.1.20 The scheme has been designed to ensure retention, where possible, of the majority of the existing boundary vegetation and retained and enhanced ecological corridors along the southern and western boundaries.
- 5.1.21 Overall, taking account of site constraints, the proposed development does seek to incorporate and reflect key features of the wider character area within which it is located.
- **Define the archaeological potential of the development site through the completion of archaeological evaluation in the form of geophysics, field walking and trial trenching for areas specified in the Trows Historic Environment Assessment 2020. The masterplan must detail where significant archaeology must be preserved in situ and demonstrate how the development has responded sympathetically to this.**
- 5.1.22 As set out in the Desk-Based Archaeology Assessment, which formed part of the initial application submission pack, the site has only moderate potential for the presence of currently unknown Prehistoric archaeological evidence and low potential for archaeological evidence of all other periods. The Desk-Based Archaeology Assessment concluded: *“it is considered that the archaeological potential of the site can be adequately addressed by an appropriately worded planning condition requiring a phased programme of archaeological work”*.
- 5.1.23 Greater Manchester Archaeological Advisory Service agreed with this approach and recommended that a pre-commencement condition for further archaeological investigation to take place be imposed on any planning consent.
- **Incorporate appropriate notice and air quality mitigation along the M62 and A627(M) motorway corridors.**
- 5.1.24 Addendums to the originally submitted Noise Assessment and Air Quality Assessment have been prepared and are included in this updated submission pack.

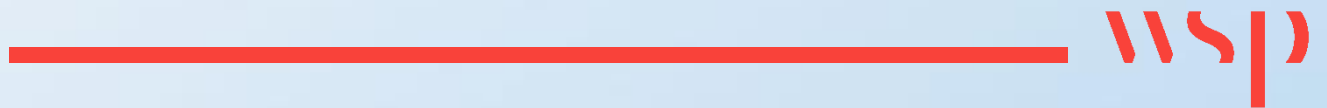
- 5.1.25 The Noise Assessment Addendum concludes that the revised proposed layout has maintained good acoustic design, particularly in the eastern and south-eastern areas of the site. This, alongside the inclusion of acoustic fencing, upgrades to glazing and alternative ventilation, means the sound climate that occupiers of the development will be exposed to will accord with the 'No Observed Adverse Effect Level'. As such, noise should not be deemed to be a determining factor in the granting of planning permission for this site.
- 5.1.26 The Air Quality Assessment Addendum notes that revised development-related traffic movements and exhaust emissions would not result in significant adverse impact on local receptors. Furthermore, the generation of construction dust can be readily managed and mitigated through the incorporation of measures set out and approved in Construction Management Plan. This can be secured via a suitably worded planning condition.
- 5.1.27 The addendum concludes that overall, the impacts of the development are not predicted to be significant with respect to air quality. Therefore, there is no reason on air quality grounds why the development proposals should not be granted planning permission.
- **Make financial contributions for off-site additional primary and secondary school provision to meet needs generated by the development in accordance with policy JP-P5.**
- 5.1.28 The initial consultee response received relating to education needs was in January 2023, therefore, this position will need to be re-visited as part of the re-consultation process to determine the current need for school places in the local area.
- 5.1.29 This application is accompanied by a Viability Assessment, which is currently being reviewed. Discussions are on-going with regards to the final package of S106 planning obligations that will be provided as part of this application.
- **Consider the extraction of any viable mineral resources within Mineral Safeguarding Areas, in accordance with Policy 8 of the Greater Manchester Joint Minerals Development Plan (or any relevant policies in subsequent minerals plans).**
- 5.1.30 A Minerals Resource Assessment has been undertaken by Wardell Armstrong and formed part of the original planning application submission pack. The assessment concludes, that following an inspection of more detailed geological maps at a 1:50,000 scale, this actually shows that the superficial deposit on site is diamicton (previously called till or boulder clay), which is not a safeguarded mineral.
- 5.1.31 The solid geology is Carboniferous Coal Measures comprising brick clay and coal. The quantity of coal and brick clay underneath the site is too small to be worked by opencast methods and the minerals have already been indirectly sterilised by previous residential development to the west. Therefore, the Coal Measures underneath the site will never be worked and consequently it is not an economically viable mineral resource.
- 5.1.32 Since the diamicton is not a safeguarded mineral resource and there is no realistic prospect that coal and brick clay in the Coal Measures Formation will ever be worked, the safeguarded mineral resource is of no commercial value meaning that development of this site is acceptable in terms of mineral safeguarding policies.
- 5.1.33 As set out within this Section, the proposal accords with policy JPA23.

6 CONCLUSIONS

- 6.1.1 The site is an allocated housing site within PfE. It is a highly sustainable site in an accessible location, with good access to walking, cycling and public transport connections that will assist in enabling housing need to be met within the joint plan period.
- 6.1.2 The revised scheme proposes 445 new family dwellings set within an attractive landscape setting alongside substantial areas of POS.
- 6.1.3 The scheme proposes a wide mix of high-quality family homes of varying types, styles and sizes. The housing mix has been discussed and agreed with the Council's Strategic Housing Team to ensure that it will enhance and assist in diversifying the housing offer in Castleton and also cater for local needs.
- 6.1.4 This Planning Statement Addendum, alongside the supporting reports and revised plans, demonstrate that the proposal accords with the main policies of the Development Plan and PfE, and there are no material considerations that would prevent the grant of planning permission. The proposals, should therefore, in accordance with the NPPF, be supported and approved without delay.
- 6.1.5 As consultee comments are received as part of the re-consultation process, further updates will be provided as necessary. Therefore, WSP reserves the right to submit further Planning Statement Addendums as discussions progress with the LPA.

Appendix 1

SOCIO-ECONOMIC BENEFITS INFOGRAPHIC



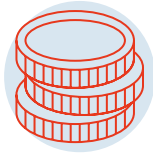
Cowm Top, Castleton

Infographic Summary

Economic



Financial contribution towards upgrades to Cowm Top



Increased Council Tax funding estimated at £1.01 million per annum



Net additional household expenditure estimated at £5.2 million per annum



Generation of 60 FTE construction jobs

Environmental



Extensive areas of accessible Public Open Space



Creation of a new linear park

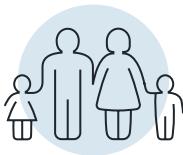


Opening up the site for public use



Opportunities for biodiversity and landscape enhancements

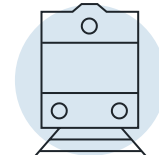
Social



Mix of family housing to help address local needs



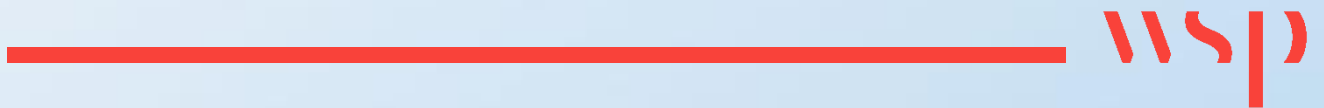
Delivery of high-quality homes



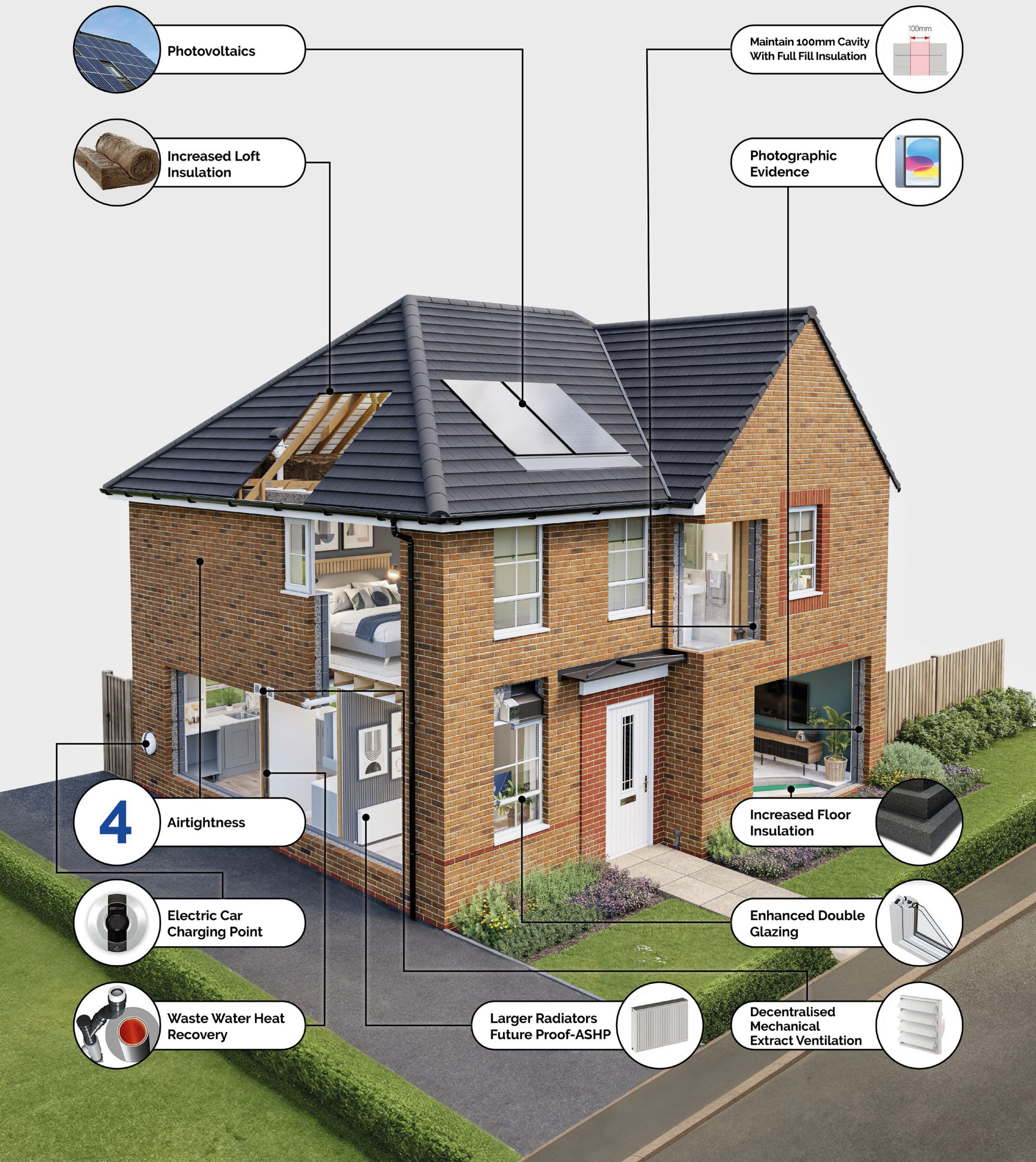
Increased patronage to local services

Appendix 2

BARRATT HOMES TYPICAL ENERGY EFFICIENCY MEASURES



ENERGY-EFFICIENCY FEATURES WITHIN OUR HOMES



Scan for more information





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