



The Milne Trust
Land North and East of Stakehill
Industrial Estate
Sports Impact Assessment

March 2025

Project No. 62262051



The Milne Trust

SPORTS IMPACT ASSESSMENT

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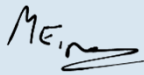
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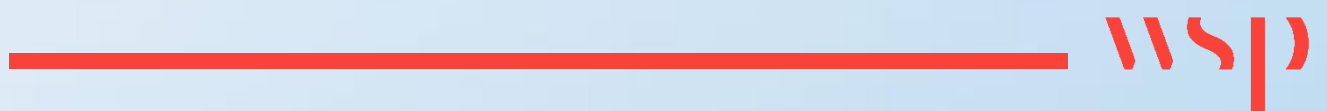
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ILLUSTRATIVE MASTERPLAN

1

INTRODUCTION



1 INTRODUCTION

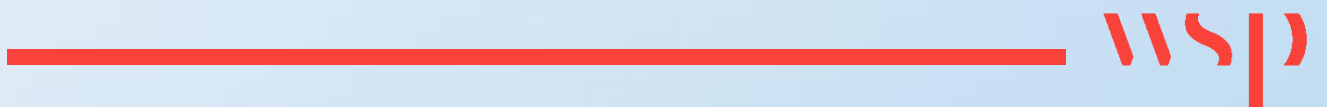
- 1.1.1. WSP have prepared this Sports Impact Assessment on behalf of Trustees of J.P. Milne (dec'd) Will Trust (herein referred to as "the Milne Trust"), in support of a mixed-use planning application to Rochdale Borough Council.
- 1.1.2. The proposed development comprises of up to 314 dwellings providing 2, 3 and 4 bed houses, up to 140,000sqft of employment floorspace sustainable urban drainage, public open space and local equipment areas for play (LEAP).
- 1.1.3. The purpose of this report is to develop an understanding of sports provision in the local area including deficiencies. This information may contribute to assess any increased demand generated by the proposed scheme.

1.2 REPORT STRUCTURE

- 1.2.1. The following sections are included as part of this report:
 - **Section 2: The Site and Proposed Development:** describes the site and its surroundings and provides a summary of the proposed development.
 - **Section 3: Planning Policy Context:** sets out the planning policy context which informs the delivery of sports provision in the Borough.
 - **Section 4: Existing and Future Playing Pitch Capacity:** this section considers the existing and future playing pitch capacity
 - **Section 5: Assessment:** this section considers the impact of the proposed development at Stakehill on sports provision in the Borough.
 - **Section 6: Summary and Conclusion:** summarises the main findings of this report.

2

THE SITE AND PROPOSED DEVELOPMENT

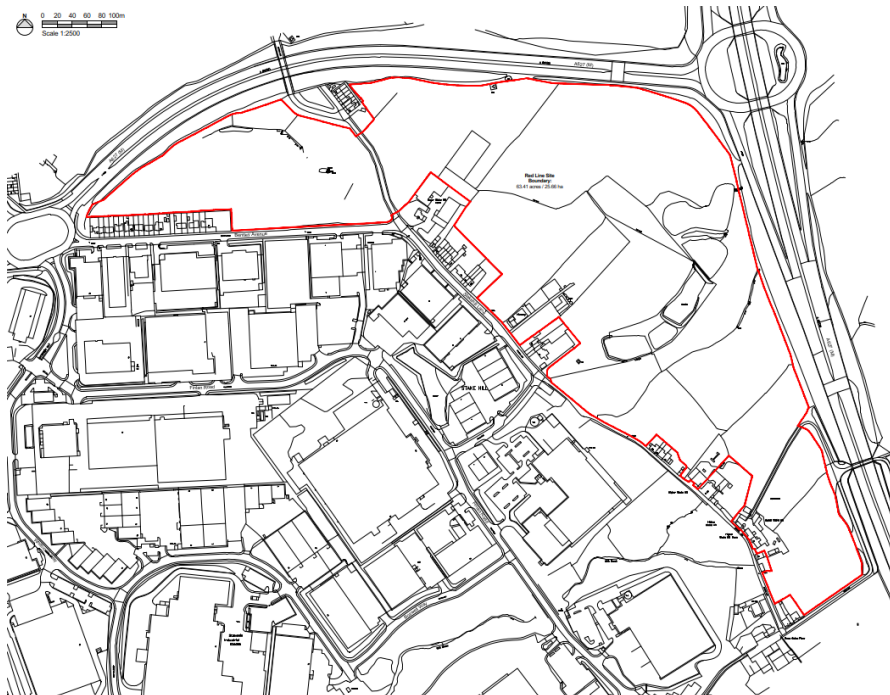


2 THE SITE AND PROPOSED DEVELOPMENT

2.1 THE SITE

- 2.1.1. The site extends to approximately 25.29ha and forms part of the Greater Manchester combined Authorities' Places for Everyone (PfE) Policy JP Allocation 2 Stakehill (Policy JPA2). A copy of the allocation plan is enclosed. The site forms part of the southern parcel of the overall allocation.
- 2.1.2. The site is strategically well located to deliver employment-led mixed-use development. The site comprises a large wedge of land located immediately north and east of Stakehill Industrial Estate, bound to the north by the A627(M) spur and to the west by the A627(M) itself.
- 2.1.3. Accessed via Slattocks Roundabout immediately east of the site, the A627(M) leads northbound into the centre of Rochdale and to the M62. The M62 provides direct links to key towns and cities in the north of England, including eastbound to Huddersfield, Leeds and Hull, and westbound to Warrington, St. Helens and Liverpool (via a short section on the M60 Manchester Ring Road).
- 2.1.4. On a more local level, the site is sustainably located, with the services and facilities in Slattocks within easy reach of the site by walking and cycling and also a range of public transport options, including Bus Route 17 which provides direct connections between Rochdale – Castleton – Middleton – Blackley – Collyhurst - Manchester.

Figure 2-1 – Site Location Plan



- 2.1.5. The site is currently greenfield land and consists of open grassland bound by the A627. The site is predominantly flat with an existing series of fisheries located in the centre of the site.

2.2 THE PROPOSAL

- 2.2.1. The proposed development at Stakehill consists of up to 314 dwellings providing a mixture of 2, 3 and 4 bed houses and up to 140,000sqft of employment floorspace. Areas of public open space (POS) and LEAPS are proposed throughout the development areas.
- 2.2.2. The site has been separated into two parcels. The northern part immediately adjacent to the fisheries and Bentley avenues is identified for moderate and low-density residential parcels, with the southern part reserved for employment uses.
- 2.2.3. The design has been dictated by the existing character of the sites surroundings and its density is adjusted across the site to reflect the immediate context. This is reflective of the existing development that already exists on Bentley Avenue and Stakehill Lane.
- 2.2.4. The approximate net employment area on site will amount up to 140,000 sqft, split between 5 units with associated service yards, parking and access.
- 2.2.5. The design of the scheme appropriately fills the bounded land between the A672 and the existing Stake hill Industrial estate. The plans also retain sections of the existing grassland and pond to effectively separate the industrial units from the residential development.
- 2.2.6. A variety of landscaping typologies and boundary treatments are used to frame dwellings, employment uses and streets, delineate between private and public areas along the street-scene, and provide attractive, amenable and biodiverse public and private spaces creating a “landscape-led” scheme.
- 2.2.7. The distribution and scale of green infrastructure is well varied, and whilst responding to topography, they have been located so as to be accessible to the whole community (including existing residents nearby). The public realm and open spaces are also appropriately designed (in terms of levels, paths and amenities) so as to be inclusive for and useable by people of all ages and abilities.

GREEN INFRASTRUCTURE

- 2.2.8. The landscape strategy creates a comprehensive green infrastructure network with linkages throughout the site connecting green spaces with each other ensuring access to high quality, multi-functional open space for existing and future members of the community.
- 2.2.9. In terms of play areas, the proposal includes five Public open spaces including two LEAPs . Open space along the eastern border of this site will include local equipment in accordance with Play England’s best practice guidance. This includes utilising existing features such as landform, rocks, and vegetation
- 2.2.10. The layout has not catered for ball playing areas/surfaces due to the nature of the site’s topography.
- 2.2.11. Pedestrian movement across the site will be combined with existing footpaths through the centre of the site and provides access to the proposed POS’s and LEAP’s.
- 2.2.12. The above green infrastructure can be seen within the submitted Landscape Strategy.
- 2.2.13. Please see Appendix A – Illustrative Masterplan for further details on this proposal.

3

PLANNING POLICY CONTEXT



3 PLANNING POLICY CONTEXT

- 3.1.1. This section of the report summarises the national and local planning policy relating to sports provision.

3.2 NATIONAL PLANNING POLICY FRAMEWORK

- 3.2.1. The National Planning Policy Framework (NPPF) is the national statutory guidance to inform local authorities on planning decisions. It sets the Government's planning policies for England and how these should be applied. It provides a national framework which feeds into regional and local housing plans and needs.
- 3.2.2. The latest version of the NPPF was updated in December of 2024 to reflect the national change in government. This sets out the latest planning policies for England and how they are expected to be applied.
- 3.2.3. Within Paragraph 96 the NPPF states that planning policies and decisions should '*aim to achieve healthy, inclusive and safe spaces*'. These spaces should promote social interaction and be deemed to be safe and accessible to enable and support healthy lifestyles. Spaces that address well-being needs such as sports facilities and walking and cycling space should be prioritised within development. The revised, 2024 NPPF also includes further detail into ensuring communities promote good health and well-being.
- 3.2.4. Paragraph 98 states that developments should be expected to provide '*social, recreational and cultural facilities*'. Plans are expected to positively plan for the provision and use of shared spaces, community facilities (such as sports venues, open space) and other local services to enhance the sustainability of communities.
- 3.2.5. Paragraph 103 aims to ensure that residents have access to a high quality open space and opportunities for sport and physical activity. Planning policy should be based on robust and up-to-date assessments of the need for open space to encourage further sports and recreational activities.

3.3 ROCHDALE CORE STRATEGY

- 3.3.1. The Rochdale Core Strategy, adopted in October 2016, sets out the Council's vision for the Borough and its overall development strategy including the amount of new development required and where that development should be focused.
- 3.3.2. Core Strategy Policy C8 'Community, sport, leisure and cultural facilities' sets out how the Council will support and promote the provision of community, sport, leisure, and cultural facilities by ensuring that development and wider regeneration schemes contribute, through land assembly and financial contributions, to new or improved facilities where development will increase demand and there is a recognised deficiency.

3.4 PLACES FOR EVERYONE (PFE)

- 3.4.1. Places for Everyone is a Joint Development Plan Document being prepared by the Greater Manchester Combined Authority (GMCA) covering 9 local authorities in Greater Manchester including Rochdale. It sets out strategic land allocations for housing and employment as well as key infrastructure to support growth.

- 3.4.2. PfE was adopted on March 21, 2024. This site is included as an allocated mixed-use development land under Policy JPA 2 Stakehill. Along with a larger development taking place to the north of this site, this development seeks to provide a employment and residential floorspace on an existing allocated piece of land.

As set out under its allocation, this site, along with a larger one to the north, are to create sustainable high-quality urban extension to the urban area and accommodate around 150,000 sqm of employment floorspace and around 1,680 residential dwellings to support new jobs within the North-East growth corridor.

- 3.4.3. Given the scale of housing occurring at the site, Policy JP allocation 2 will require proposals to deliver social infrastructure to ensure that the needs of new and existing communities are properly met.
- 3.4.4. The GMCA's approach to sports provision is described in Policy JP-P 7 'Sport and Recreation'. Facilities involving sports and recreation will be protected and enhanced by local plan standards and the improvement of existing facilities with the demand they will create.

PFE JPA2 STAKEHILL ALLOCATION TOPIC PAPER (2021)

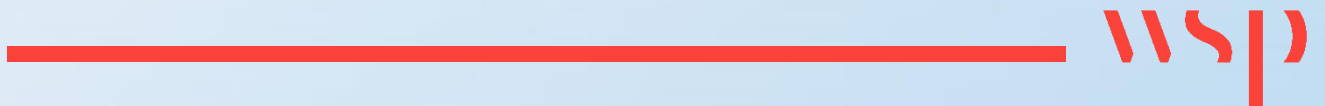
- 3.4.5. The allocation of Stakehill is described and justified within the Stakehill allocation topic paper (2021). This paper underlies the existing state of the site and the encouraged and required development standards that will ensure the site is utilised to its full potential.
- 3.4.6. The paper states that the size of the allocation means that there is potential to accommodate sports facilities within the scheme.
- 3.4.7. However, in accordance with local requirements, Rochdale Borough Council has an approach that seeks to focus on formal sports provision in playing pitch 'hubs' across the Borough. Therefore it may be more appropriate to deal with formal sports provision through an off-site contribution.

HOUSING SPD PROVISION OF RECREATIONAL OPEN SPACE IN NEW HOUSING SPD (2008) (UPDATED 2017)

- 3.4.8. The Provision of Recreational Open Space in New Housing SPD also highlights the need to provide spaces for organised sport, informal and passive recreation.
- 3.4.9. In terms of Outdoor off site open space contribution, the SPD states that ideally provision should be made within walking distance from the site, however, appreciates that it would be acceptable as long as the area provided/improved is in the same township as the development. All Outdoor Sports provision should be accessible by public transport.
- 3.4.10. For developments between 100 and 900 bedrooms, it is expected that there will be a requirement for local open space to be provided on site, this includes children play facilities. However there remains an expectation that outdoor sport provision is made in the form of an off-site contribution.
- 3.4.11. Off-site contributions should be spent in the same Township as the development.

4

EXISTING AND FUTURE PLAYING PITCH CAPACITY



4 EXISTING AND FUTURE PLAYING PITCH CAPACITY

4.1.1. This section considers the existing and future playing pitch capacity in Rochdale within the context of future housing growth.

4.2 ROCHDALE PLAYING PITCH STRATEGY 2016-2026

4.2.1. The Rochdale Playing Pitch Strategy has been developed following best practice guidance from Sport England. The purpose of the report is to assess current and future demand for formal sports pitches in the Borough over the 10 year period from 2016 to 2026. It provides the framework for resource prioritisation and informed planning decisions.

4.2.2. The key aims of the strategy are:

- An up to date audit and review of all the outdoor sports assets and outdoor facilities including those managed by others
- A vision for the future improvement and prioritisation of playing pitches (including ancillary facilities).
- A series of recommendations which provide a strategic framework for the improvement, maintenance and development of the playing pitch stock.
- A series of sport by sport recommendations which provide a framework for sport led improvements to provision.
- A prioritised area-by-area action plan (where action is deemed necessary).

4.2.3. Across the report over 300 pitches have been reviewed alongside a consultation with over 500 local playing teams, education establishments, leagues and governing bodies.

4.2.4. The Borough has been sub-divided into four 'Townships' to allow a more localised analysis of sports provision, with the Site located within the Township 'Rochdale Area D'. A summary of sports provision capacity in Area D is provided below.

4.3 ROCHDALE AREA D - SUMMARY OF BASELINE SPORTS PROVISION

4.3.1. Football Grass Pitches

- There is spare capacity across adult and mini pitches currently and when factoring in future demand; and
- Currently there is minimal space amongst junior pitches but this changes to a position of overplay (deficiencies) when factoring in future demand.

4.3.2. Artificial 3G pitch

- There are currently 5 Artificial Grass Pitches in Rochdale, 3 of which are full sized. Capacity has been identified as being limited in some sites.

4.3.3. Cricket

- There are 5 cricket clubs within the measured area, currently there are no identified capacity issues and there is a sufficient capacity to meet current and future needs.

4.3.4. Rugby (Union and League)

- There is only 1 rugby union clubs within the area and 2 rugby league clubs within the designated area. Therefore, there is sufficient capacity overall however both rugby sites (Moorgate and Mayfield) are overplayed.

4.3.5. Hockey

- Both existing Hockey clubs are played at Oulder Hill School, there is sufficient capacity to meet current and future demand. This site should be protected specifically for Hockey.

4.3.6. Rounders

- Despite there being 28 teams within the Rochdale Ladies Rounders league, all fixture are played at the same central venue, therefore there are no capacity issues.

4.3.7. The Council identified Firgrove as a potential sports 'hub' within area D, approximately 5.6km away from the site.

4.4 INCREASE IN DEMAND

4.4.1. The Planning Pitch Strategy doesn't not take into account the additional demand that would be generated by housing growth set to come forward at the site by virtue of Stakehill allocation under Policy JP-2 of the PfE Joint Plan.

4.4.2. This application seeks to develop up to 314 additional dwellings within the site which would equate to approximately 805 new residents at a rate of 2.5 residents per dwelling.

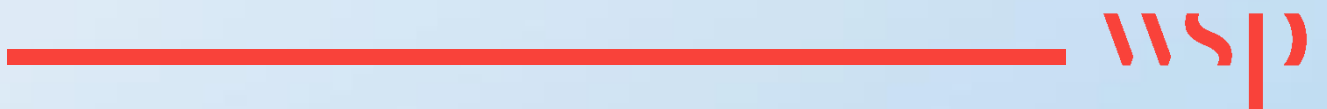
4.4.3. Using the Sport England Sport Facility Calculator, it can be seen that the future demand for sports facilities in the surrounding area will be negligible. The following increase in facilities will be required at an assumption of a population increase of 805.

- Swimming Pool – Increase of 0.04 pools;
- Sports Halls – Increase of 0.05 halls;
- Outdoor Tennis – Increase of 0.11 Tennis Court; and
- Artificial Grass Pitches – Increase of 0.03 pitches.

4.4.4. The quality of open space will be controlled via condition, with maintenance likely secured via S106 agreement.

5

ASSESSMENT



5 ASSESSMENT

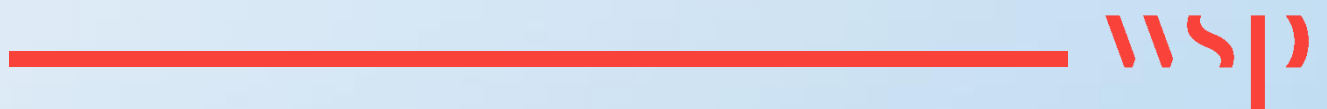
- 5.1.1. This section considers the impact of the proposed development on sports provision within the Borough in the context of Rochdale Council's evidence base and the local and national policy context.
- 5.1.2. In order to inform this Sports Impact Assessment, the following factors have been analysed and evaluated:
- **Council Evidence:** The 2016 Rochdale playing pitch strategy informs the council on the existing and future provision of playing pitches and sports facilities across the borough. For the purpose of this report, Rochdale Township Area D has been evaluated to determine the playing pitch provision in relation to the site. The Strategy states that the 'sports hub' for this area is located in Firgrove, this means that improvements to the existing provision is focused within Firgrove and the identified 'sports hub'.
 - **Local Policy Context:** As set out in Core Strategy, Policy C8 'Community, sport, leisure and cultural facilities', the Council aims to ensure that development schemes should contribute through land assembly and financial contributions to new or improved sports facilities and opportunities. Where development will dramatically increase pressure on existing facilities, there is further pressure for development schemes to provide increased contributions. The site's location in Rochdale Township Area D, displays that there is not currently a deficiency of playing pitch provision.
 - **Housing SPD:** In line with the Provision of Open Space in new Housing Guidance, this proposal for under 900 bedrooms proposes some on site local open space and intends to provide off-site contributions with regards to Outdoor Sport Amenity.
 - **National Policy Context:** The NPPF promotes healthy lifestyles through Chapter 8. There is a direct statement that local council's should ensure that development allows for access to a network of high quality open spaces and opportunities within Paragraph 102. The site included within the Sports Impact Assessment, has shown to provide LEAP and LAP areas providing multiple access points to open space and facilities.
 - **Places for Everyone Context:** The site benefits from a direct allocation within Policy JPA2 of the PfE allocations map. Along with a larger development occurring to the north, this site conforms with Rochdale Councils approach to delivering sports facilities within focused 'hubs'. The site allocation also encourages large numbers of both residential and employment development, therefore the PfE Topic Paper 'Places for Everyone JPA2 Stakehill Allocation', confirms that it would be more appropriate to deal with formal sports provision requirements through an off-site contribution to improve surrounding, existing facilities.

5.2 ANALYSIS OF THE DEVELOPMENT

- 5.2.1. Having reviewed the above evidence base, this Sports Impact Assessment seeks to deliver leisure and recreational facilities through on-site open spaces.
- 5.2.2. As set out the development's illustrative masterplan (Appendix A), this development includes five Public Open spaces, available for recreation and activities. Alongside this, the scheme includes two designated LEAP areas to provide advanced open space and allow for increased recreational activities.
- 5.2.3. Informal recreational and sports activities will be accessible to residents across the site due to the separated location of Public open spaces and the integrated walking paths throughout the layout, allowing for fluid movement between open spaces. This is in accordance with Paragraph 102 of the NPPF by providing sustainable access to public open space and LEAP facilities.
- 5.2.4. It is acknowledged that the proposed development would generate a marginal increase in demand for formal sports facilities. However, given the Council's strategy to focus future playing pitch provision within 'hub' sites, and how this strategy has informed site-specific requirements of the PfE allocation JP2, it was decided that it would be more appropriate to address demand for formal sports provision via an off-site financial contribution.
- 5.2.5. The identified 'sports hub' closest to the site is located at Firgrove. It is identified within the Playing Pitch Strategy that the changing facilities at Firgrove require upgrading and there is a future aspiration to introduce floodlights to the existing pitches.
- 5.2.6. Through the Rochdale Playing Pitch Strategy it can be seen that within Rochdale Town Area D, there is a deficiency in junior grass football pitches when factoring in future demand. This could be enhanced through converting space capacity at existing adult and mini football pitches, this is similar to the existing rugby union facilities at Moorgate.
- 5.2.7. Therefore, there are identified existing sports facilities within Rochdale Town Area D, that require enhancement in order for the are to better align with the Core Strategies intention of creating 'sports hubs'.
- 5.2.8. In terms of wider development, the northern JP2 "Stakehill" allocation currently benefits from a live application, currently awaiting decision (23/00650/HYBR) which proposes up to 1147 dwellings and supporting infrastructure. This includes a community centre, MUGA, two LEAP's.
- 5.2.9. This, larger site also seeks outdoor sports provision off-site and will provide financial contributions in line with population increase. Given the sites close proximity to this application, along with proposed pedestrian access connection, it is expected that residents in this application can benefit from the provision provided on the northern site once it comes forward.
- 5.2.10. A financial contribution via a Section 106 agreement is proposed to allow this development to enhance and contribute to the nearby existing facilities. After an evaluation of the existing provision and policy preferences, it is clear that off-site contributions towards a 'sports hub' will better align with local policy than providing on site formal sports provision that has not been identified as being required.

6

SUMMARY AND CONCLUSIONS



6 SUMMARY AND CONCLUSIONS

- 6.1.1. The evidence provided within this Sports Impact Assessment has identified that there are some small deficiencies within the future need for formal sports provision across the Borough of Rochdale.
- 6.1.2. With further housing development expected across the Borough, there is expected to be an increase in demand for sports provision, in order account for this, this assessment has deemed it appropriate to contribute financially to existing off-site sports provision through a Section 106 agreement.
- 6.1.3. The site is allocated as a mixed-use site under PfE allocation JP2, within this allocation there is no requirement for Sports Provision. Therefore, along with local policy, off-site contributions will accord with the Places for Everyone allocation JP2 “Stakehill”.
- 6.1.4. It is envisaged that, as a result of this Sports Impact Assessment, that the Applicant and the Council will provide an appropriate agreement to secure planning contributions for sports provision via a section 106 Planning Obligation. The terms of this agreement are not known at this stage and will be managed through separate negotiations with the council during the determination stage.

Appendix A

ILLUSTRATIVE MASTERPLAN





- client
Trustees of J.P. Milne Will Trust
- project
**Stakehill Industrial Estate
Stakehill, Middleton**
- drawing title
Illustrative Masterplan
- date 23/09/19 drawn TF
scale@A2 1:2500 checked AL



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