

Planning Statement

Land at Silver Hill Farm and Plot W, Kingsway
Business Park, Rochdale

David Wilson Homes North West

July 2022

Turley

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1. Introduction

- 1.1 This Planning Statement has been prepared by Turley on behalf of David Wilson Homes North West and Rexel Property Group (collectively 'the Applicant'). It aims to assist Rochdale Metropolitan Borough Council ('RMBC' or 'the Council') in its consideration of an application for full planning permission and listed building consent for the refurbishment of Silver Hill Farmhouse, conversion of the associated Barn and erection of 62 dwellings (the 'Proposed Development') on land at Silver Hill Farm and Kingsway Business Park Plot W, Rochdale ('the Site').

- 1.2 The description of development is as follows:

"Application for full planning permission for the refurbishment (with external alterations) of the Grade II listed Silver Hill farmhouse, the conversion of the associated barn to form a residential dwelling, the demolition of the ancillary outbuildings, and residential development of 62 dwellings, public open space, landscaping and associated works, with access from Broad Lane and Lower Lane.

Application for listed building consent for the refurbishment (with external alterations) of the Grade II listed Silver Hill farmhouse, the conversion of the associated barn to form a residential dwelling and the demolition of the late 19th and 20th century ancillary outbuildings."

- 1.3 David Wilson Homes ('DWH') is part of Barratt Developments PLC, a national housebuilder with a strong track record of delivering housing in the North West, including within Rochdale. DWH would be responsible for the delivery of development within Plot W. A contractual agreement is in place (subject to planning permission / listed building consent being granted) for Rexel Property Group ('Rexel') to deliver the refurbishment of the farmhouse, conversion of the barn and construction of two new dwellings within Silver Hill Farm. Rexel are an established investment and development group, experienced in the refurbishment/conversion of listed buildings for residential use. The proposals for the Silver Hill Farm component of the Site have been prepared by specialist conservation architects, Storah Architecture.
- 1.4 The existing buildings at Silver Hill Farm have been vacant for a number of years and have therefore fallen into significant disrepair, with the surrounding farmyard largely overgrown. The proposed development will facilitate the restoration and reuse of the Silver Hill Farm site, returning the Grade II listed Farmhouse to residential use and creating new homes through the conversion of the Barn and erection of two bungalows within the curtilage. This will reinvigorate the site, regenerating the dilapidated land and facilitating its viable use.
- 1.5 New residential development within KBP is supported by adopted development plan policy and the delivery of housing within Plot W will contribute to housing land supply within the Borough and will deliver a range of properties, including larger family housing, to support local needs.
- 1.6 This Planning Statement sets out the context for development by providing a description of the Site and its surroundings, details of the proposed development, and

a review of the relevant planning history and policy framework. It also assesses the proposals against the identified policy framework and presents a clear case for the granting of planning permission and listed building consent.

Accompanying Documents

- 1.7 The application is accompanied by a full suite of detailed application drawings and technical supporting documentation, as listed at **Appendix 1**.

Statement Structure

- 1.8 The remainder of this Planning Statement is structured as follows:
- Section 2 described the Application Site and its surroundings
 - Section 3 addresses the relevant background to the proposals
 - Section 4 sets out details of the proposed development
 - Section 5 provides a brief outline of relevant planning policies
 - Section 6 appraises the proposed development against relevant planning policies
 - Section 7 presents the planning balance, and
 - Section 8 provides an overall summary of the Planning Statement and conclusions.

2. Site and Surroundings

Application Site

- 2.1 The Site is located to the west of existing development within the Kingsway Business Park ('KBP'), within the jurisdiction of Rochdale Metropolitan Borough Council ('RMBC'), approximately 2.5km to the south-east of Rochdale Town Centre.
- 2.2 The Site is owned by Homes England and extends to 2.38 hectares (ha), comprised of two parts. Silver Hill Farmhouse and its associated barn and outbuildings set within a former farmyard, which has been vacant for approximately 20-30 years and is enclosed by a modern security fence and dense planting. The remainder of the Site is a former agricultural field, parts of which were previously developed in the late 20th century in connection with Silver Hill Farm. This part of the Site is identified as Plot W of KBP.
- 2.3 **Figure 2.1** identifies the broad location of the Site in relation to the surrounding built up area.

Figure 2.1: Site Location Plan



(Source: Google Earth)

- 2.4 The boundaries of the Site are defined by hedgerows/tree belt and/or wire fencing.
- 2.5 The Site is surrounded by existing residential development to the north-west, west and south. The eastern boundary comprises Plot J1 of KBP – which is presently occupied by Asda for storage and distribution purposes. The northern boundary of the Site, which is identified as Plot J2 of KBP, currently comprises open grassland but has full planning permission for the storage of operational vehicles (discussed further in Section 3).

- 2.6 The western boundary of the Site comprises Broad Lane, which connects to the B6194 New Broad Lane, with onward connections to Rochdale Town Centre (to the north via Oldham Road) and Shaw (to the south). The north-western boundary of the Site comprises Lower Lane, which currently provides access to a number of residential properties to the north of the Site, before transitioning to a footpath and cycleway where it meets the internal highway network of Kingsway Business Park.
- 2.7 The Site is shown in the context of its immediate surroundings at **Figure 2.2**.

Figure 2.2: Application Site and Immediate Surroundings



(Source: Google Earth)

- 2.8 The Site is located in Flood Zone 1, and therefore, is at low risk of flooding from rivers or the sea. The Site is not in a Conservation area and is not subject to any Tree Preservation Orders.

Silver Hill Farm

- 2.9 The northern parcel of the Site comprises Silver Hill Farm, which is occupied by a series of existing vacant buildings associated with the former agricultural use of the site. These buildings are in a poor and deteriorating condition. A full description of the historic development of Silver Hill Farm is set out within the Heritage Statement and a summary of the current status of the existing buildings is provided within the Building Survey Report and Repair Statement submitted with this application. A summary is set out below.
- 2.10 Silver Hill Farmhouse is a Grade II listed late 18th century Yeoman's House. It is a two-storey (with basement) detached residential property, constructed of local stone. The property has been altered and extended throughout its history. The Building Survey Report confirms that the Farmhouse is subject to a number of structural instabilities, including the eastern gable wall of the building. The Farmhouse is in a poor and deteriorating condition and a number of key architectural features have been lost. All windows including the frames and external doors have been removed and blocked up

and two of the three chimneys have been rebuilt in a mix of blue/black and red brick. Structural ties have been added to seek to address movement and substantial areas of the stonework are heavily eroded. Due to the property's regular adaption and reconfiguration during its history, the interior of the property is altered. There are limited surviving historic features and it is unclear the extent to which the floor plan is original.

- 2.11 The two-storey stone Barn, is considered to be a later addition (c.19th century) to the Site. The Building Survey Report, confirms that the Barn is in very poor condition, with the left-hand gable close to collapse.
- 2.12 Attached to the south east elevation of the Barn is a linear brick range with modern concrete stalls. Due to its recent date and limited architectural quality or detailing, it makes a very limited contribution to the significance of the principal listed building and the aesthetic value of the grouping (House and Barn).
- 2.13 To the rear of the Farmhouse and Barn is a farmyard which contains later agricultural buildings, again vacant and in varying degrees of disrepair. The land around the Farmhouse, Barn and associated buildings is overgrown.

Surroundings

- 2.14 The Site is situated to the north of the M62, between junctions 20 (Rochdale) and 21 (Milnrow), providing connections towards Leeds (in the east) and Manchester and Liverpool (in the west).
- 2.15 The wider area is residential in character, especially to the north, west and south. The majority of the dwellings within the locality are two storeys in height. Further, the area is characterised by a medium density pattern, with many dwellings being detached or semi-detached. Mews and terraced properties are located within close proximity.
- 2.16 To the east, in addition to the aforementioned large storage and distribution unit, is the remainder of KBP which comprises a multitude of similar units. KBP is a major 420-acre mixed use development, predominantly led by industrial and office-based uses with smaller areas of residential development. Existing businesses such as Asda, JD and E-On are already established at KBP, with Amazon recently acquiring a 216,000 sq ft unit on Plot H. KBP is managed by the Kingsway Partnership; a joint venture between RMBC, the Rochdale Development Agency, Homes England and Wilson Bowden Developments (part of the Barratt Developments PLC Group).
- 2.17 The Site is close to a wide range of facilities and services, including a number of schools, hospitals and medical centres, a library, convenience stores and post offices, restaurants, cafes and public houses.
- 2.18 Further services are available locally, with a number of outlets situated within Rochdale Town Centre located approximately 2.5km from the site.

Accessibility

- 2.19 The Site is well located for both cycling and walking, with an existing cycle lane (Route 92) providing connection to National Route 66. This connects to Manchester in the south and Leeds in the north.
- 2.20 There are ten bus stops within 400m of the site. These stops serve a range of bus routes including: 435, 890, 891, 894, R7. These services offer connections to various areas such as Rochdale, Heywood, Shaw, High Crompton and Littleborough where a range of amenities and services are available.
- 2.21 The Site is located within 5km of three railway stations. Rochdale Station (1.8km), Castleton Station (2.83km) and Smithy Bridge Station (4.1km) can all be accessed from the Site. Between the three stations, travel is provided to a range of locations including Blackburn, Clitheroe, Leeds, Manchester, Wigan and Chester.
- 2.22 Overall, the Site is very well served by the existing and proposed sustainable transport provision. It is located within close proximity to a number of key facilities and services, which are accessible via a number of sustainable non-car modes including walking and cycling. The existing public transport provides a wide range of connections to key locations such as Rochdale, Manchester and Leeds and is of high frequency.

Summary

- 2.23 The Site, which extends to 2.38ha, is located in Rochdale Borough within a popular, suburban, sustainable location. Silver Hill Farm occupies the northern parcel of the Site, comprising the Grade II listed Farmhouse, curtilage listed Barn and ancillary outbuildings, accessed via an existing entrance on Lower Lane. The existing properties on the Site have been vacant for c.20-30 years, are in a dilapidated condition and are continuing to deteriorate. The remainder of the Site comprises a former agricultural field, identified as Plot W of KBP.
- 2.24 The Site is well located, it is situated to the north of the M62, which provides connections towards Leeds, Manchester and Liverpool. The Site is very well served by the existing and proposed sustainable transport provision with excellent accessibility to surrounding facilities and services by non-car modes of transport, including public transport (bus and rail), foot and cycle.
- 2.25 The wider area is residential in character, especially to the north, west and south. An Asda distribution centre is located immediately to the east which is of considerable scale, beyond which is the remainder of KBP.

3. Relevant Background

- 3.1 There are a number of matters which provide useful context and understanding to the proposed development. These are set out below.

Planning History

Application Site

- 3.2 Outline planning permission ('OPP') for the comprehensive development of a mixed use business park for General and Light Industrial Uses (Use Classes B1 and B2), Offices (Use Class B1), Distribution and Storage Uses (Use Class B8), Research and Development Uses (Use Class B1), Hotels (Use Class C1), Ancillary Retail and Leisure Uses (Use Classes A1 – A3 and D2), and Residential Development (Use Class C3), was granted in December 1999 (LPA ref. 98/D35130) ('the Original OPP'). The development is hereby known as the Kingsway Business Park ('KBP').
- 3.3 The inclusion of residential development within KBP was considered to be a necessary ancillary component of the regeneration of the site, offering residential opportunities for employees of the commercial development at the site. Furthermore, the delivery of new homes was integral to the viability of the overall proposal.
- 3.4 Following a number of legal challenges and protracted land assembly (including a Compulsory Purchase Order Inquiry), work on the implementation of the Original OPP didn't commence until late 2004. The Original OPP was later renewed in October 2009 (LPA ref. 09/D52264) ('the Renewed OPP').
- 3.5 A new outline planning application was approved in August 2014, which sought to refresh the masterplan for KBP (LPA ref. 14/00542/OUT) ('the 2014 OPP'). This updated and replaced the Renewed OPP to reflect the extent of completed development across KBP at that time (including c. 170,000sqm of commercial development on Plots D, E, J and T, plus 60 residential units on Plot S, remodelling of the motorway junction and a wide array of infrastructure and ecological mitigation works). In addition the 2014 OPP provided greater flexibility on the remaining undeveloped plots, and reflected the delivery of Metrolink (including a new 'stop' at KBP) and the addition of additional land within the Business Park (Plots M and V).
- 3.6 The 2014 OPP identified the Site (excluding the Silver Hill Farmhouse, barn and ancillary buildings, which are outside the boundary of the permission) as 'Plot W', on the approved Parameters Plan (**Appendix 2**) as suitable for "*small scale uses appropriate to the setting of the listed building*".. The Illustrative Masterplan (**Appendix 3**) demonstrated the provision of industrial units on the site, accessed internally from the KBP estate road.
- 3.7 An application to vary the 2014 OPP, to remove the controls on the maximum floor space figures in relation to B1/B2/B8 uses in order to provide more flexibility and attract new investment, was approved in December 2016 (LPA ref. 16/01085/VRCON). Following this, a further application was approved in December 2018 which removed BREEAM requirements (LPA ref. 18/00943/VRCON).

Adjacent Land within KBP

- 3.8 The Site is bounded by Plot J1 (to the east) and Plot J2 (to the north) of KBP.
- 3.9 Full planning permission was granted by RMBC in November 2011 for the *“erection of chilled and frozen goods distribution centre (B8) and service centre (B2), with associated ancillary structures, parking and landscaping”* on Plot J1 (LPA ref. 11/D53761). The site has been fully built out and is operated by Asda.
- 3.10 Full planning permission was granted by RMBC in June 2021 for the development of Plot J2 *“for storage of operational vehicles, including site levelling, drainage and resurfacing, formation of access, associated parking, acoustic and security fencing, retaining walls, guard hut, welfare building, substations, landscaping, lighting columns and all related engineering and infrastructure works”* (LPA ref. 21/00608/FUL).
- 3.11 The vans to be stored on Plot J2 are only to be used to facilitate the operations at the distribution warehouse on Plot H of KBP, through the collection and delivery of packages and / or goods originating from, or returning to, that distribution warehouse. In total, the site is to accommodate 665 vans, plus a welfare building and guard hut.

Pre-Application Consultation

- 3.12 Prior to the submission of this application, the Applicant has sought the advice of RMBC to inform the design and layout of the proposed development and the conversion and restoration of the listed buildings (LPA ref. PREAPP/00118/21). Pre-application advice was received from Planning and Conservation Officers, with some input from technical consultees.
- 3.13 The pre-application advice confirmed that in accordance with Core Strategy Policies C2 and E3, as well as Policy EC/7 of the Unitary Development Plan, residential development of the site would be acceptable if can be shown to be more appropriate than employment use; the heritage assets could be shown to be conserved and enhanced; and, where the development is considered to meet the requirements of all other material policy. In summary, Officers concluded that the principle of residential development would only be acceptable where it is of high quality, with attractive landscaping and suitable buffer zones, and that the development is in keeping with the established character of the surrounding area.
- 3.14 Detailed advice was provided in respect of the design, layout and scale of the proposed development, in particular the proposals for the restoration and conversion of the Listed Buildings. Comments were also provided in respect of highways/transport, air quality, noise impact, drainage, biodiversity impacts, contamination and neighbour amenity. This advice has been incorporated by the Applicant in evolving the proposed development where possible. The main amendments made to the scheme in response to pre-application advice include:
- Reduction in housing numbers from 79 dwellings (including the heritage assets) to 64 dwellings (including the heritage assets), creating a lower density development and providing larger family housing, in line with local policy.

- Retaining the Farmhouse as a single dwelling to reduce the harm of subdivision and removing the proposed extension.
- Conversion of the associated barn to a single dwelling to retain a sense of the historic volume and minimise subdivision.
- Creating a greater buffer between the heritage assets and the main development area, to enable retention of a greater proportion of their setting.
- Introduced bespoke house types for the two new dwellings adjoining the heritage assets, using the agricultural vernacular in a contemporary form.
- Incorporated aspects of the local vernacular into the detailing of the elevations of the new dwellings within the main site in key locations. This has sought to add character to the site which is in keeping with the local area.

Ward Councillors

- 3.15 The Applicant invited the elected Ward Councillors for the Kingsway Ward to a pre-application briefing on the proposed development. A meeting was held on 15 June 2022 with Councillor Shakil Ahmed, one of the three Kingsway Ward Councillors. An overview of the application proposals, the pre-application engagement and approach to public consultation was presented.

Public Consultation

- 3.16 A newsletter was shared with neighbouring properties of the site to provide an overview of the proposed development and to introduce David Wilson Homes as a developer. A summary of the feedback received from this public consultation is provided within the Statement of Community Involvement submitted with this application.

4. Proposed Development

Introduction

- 4.1 The description of development is:

“Application for full planning permission for the refurbishment (with external alterations) of the Grade II listed Silver Hill farmhouse, the conversion of the associated barn to a residential dwelling, the demolition of the ancillary outbuildings, and residential development of 62 dwellings, public open space, landscaping and associated works, with access from Broad Lane and Lower Lane.

Application for listed building consent for the refurbishment (with external alterations) of the Grade II listed Silver Hill farmhouse, the conversion of the associated barn to form a residential dwelling and the demolition of the late 19th and 20th century ancillary outbuildings.”

- 4.2 The accompanying Design and Access Statement provides a detailed description and assessment of the proposed development. It also explains how the design has evolved in response to an appraisal of the opportunities and constraints of the site and its surroundings and pre-application feedback from RMBC. Further details are also contained within the accompanying technical reports. A summary of the proposal is provided below.

Design and Layout

Layout

- 4.3 The proposed site layout is detailed on the plan provided at **Figure 4.1**.
- 4.4 The Proposed Development within Plot W has adopted an urban block structure within the main body of the site, with houses facing onto the street to provide natural surveillance and active frontages. In this arrangement, private gardens are located to the rear providing security, privacy, and good separation between units.
- 4.5 A 23m wide landscape buffer provides separation between the main site and the cluster of buildings at Silver Hill Farm, comprising an area of public open space. Landscape buffers are also provided along the northern and eastern boundaries of the site, to provide separation from adjacent uses on Kingsway Business Park. A 14m setback is provided between Broad Lane and the first row of proposed dwellings, creating a landscape buffer along the road frontage and retaining the existing vegetation.
- 4.6 The Proposed Development incorporates minimum back to back distances of 21m. Front to front distances are between 15 to 18m which generally reflects the street layouts in the surrounding area and where greater enclosure is needed or a pinch point is desirable buildings step forward to a minimum separation distance of 13m.

Figure 4.1: Proposed Layout Plan



- 4.7 The existing Grade II Listed Silver Hill Farmhouse and associated Barn will be retained and restored/converted. Two properties are proposed within the farmyard which will be set at a greater distance away from the listed building and Barn than the current sheds and outbuildings. This will provide a more generous space within the farmyard in which the relationship between the House and Barn can be appreciated, whereas at present such views from the farmyard are more restricted. Following discussions of various options for the location and siting for the new development, the proposed alignment running parallel with the House and Barn was agreed to be the least intrusive and provides a simple arrangement that resonates with the linear arrangement of the listed building and Barn.

Housing Mix

- 4.8 The proposed development will deliver a total of 64 dwellings, including:
- Restoration of the Grade II listed Silver Hill Farmhouse, providing a five-bedroom dwelling.
 - Conversion of the associated barn to form a four bedroom dwelling.

- Erection of two, four bedroom dwellings adjacent to the Farmhouse and barn, following demolition of the ancillary outbuildings.
- Erection of 60 new residential properties on Plot W, consisting of a mix of detached, semi-detached and terraced dwellings.

4.9 The mix of housing proposed is comparable to that which exists in the surrounding area which similarly comprises smaller mews and terraced properties along with larger detached and semi-detached homes. The number of larger (3+ bed) properties within the site has been increased in response to feedback received during pre-application discussions and to reflect a need for such within the Borough.

4.10 The proposed housing mix is summarised in **Table 4.1**.

Table 4.1: Proposed Housing Mix

Housetype	Dwelling Type	No. of Bedrooms	No. Proposed
Archford (End)	Terrace / Semi-Detached	3	11
Archford (Mid)	Terrace / Semi-Detached	3	3
Hadley (End)	Terrace	3	3
Ingleby	Detached	4	3
Greenwood (End)	Terrace / Semi-Detached	4	18
Greenwood (Mid)	Terrace / Semi-Detached	4	2
Milford	Detached	4	3
Kirkdale	Detached	4	10
Hertford	Detached	4	7
New House (Farmyard)	Detached	4	2
Barn	Detached	4	1
Farmhouse	Detached	5	1
Total	-	-	64

Refurbishment of Silver Hill Farmhouse

4.11 Silver Hill Farmhouse will be retained in domestic use and as one dwelling. This is consistent with the building's historic use. An extensive programme of repair and rebuilding, as specified in the Building Survey Report and Repair Statement and the Remedial Works Drawing (ref. 21-088-021) will be undertaken to address serious structural concerns and allow the removal of structural ties.

4.12 The refurbished Farmhouse will include a kitchen, dining room, living room, W.C, utility room and study at ground floor level, with five bedrooms (four double and one single) and two bathrooms at first floor level.

- 4.13 The Proposed Development seeks to bring the Farmhouse up to a standard for habitation to support its sustainable long-term use as a dwelling house whilst minimising intervention and the loss of historic fabric and features which contribute to the significance of the listed building.

Conversion of the Barn

- 4.14 The conversion of the Barn will provide a sustainable future use for the building which addresses its current structural repair needs and its on-going maintenance.
- 4.15 The converted Barn seeks to retain many of the original assets of the building, including its double height volume to the central space. The ground floor will comprise a central hallway which provides access into an open place kitchen and dining room, as well as a living room, study room, utility room and two W.C's. At first floor, the Barn will include four double bedrooms, two of which are ensuite, with a separate bathroom serving the other rooms.

Demolition of Outbuildings and Construction of New Dwellings

- 4.16 As set out within the Building Survey Report and Repair Statement, the existing ancillary buildings/structures within the Site are not suitable for potential re-use and therefore these are proposed to be demolished.
- 4.17 The Proposed Development includes the construction of two, four-bedroomed dwellings, which follow a contemporary, bespoke design. The ground floor will comprise an entrance hallway leading into a dining room with family room and kitchen beyond. A lounge area, double bedroom and utility with W.C are also accessed from the hallway, with connection into the attached garage. At first floor level there will be one ensuite double bedroom, two other double bedrooms and a family bathroom.

Appearance

Plot W

- 4.18 Within the main part of the Site (Plot W), a range of house types have been carefully designed to create a development with its own unique identity whilst respecting the character of the local area.
- 4.19 A number of key elements of the local vernacular have been incorporated into the proposed housetypes, including bays and brick lintels. Plans and elevations of all the proposed housetypes accompany this application.
- 4.20 A range of three different types of brick, as well as coursed sandstone, are proposed to be used across the site to add variation to the housetype range and ultimately add interest to the streetscene. Details are provided on the submitted Materials Layout.
- 4.21 Plots 11-19, which face towards Silver Hill Farm, will be finished externally with stone to provide a transition to the area of the site containing listed buildings. Stone will also be used to highlight feature plots within the main site.

Farmhouse

- 4.22 The late brick porch, which is of low-quality construction and has a detrimental impact on the architectural and aesthetic value of the south east elevation will be removed. It

will be replaced with a lean-to garage constructed of stone to match the House and will have a more harmonious visual relationship with the House. It will be set back from the north west elevation and along with its simple, functional design will ensure the garage is a discrete addition.

- 4.23 As set out within the Heritage Statement, the existing windows and frames have been removed with the surviving proportions of openings and mullions providing the only clues of the former design. It is proposed to reinstate timber windows to the farmhouse with the proposed design informed by Storah Architect's experience and understanding of the local Rochdale vernacular. New timber panelled doors are proposed, utilising the historic entrances and the existing opening created by the removal of the porch. The doors are shown as four-panelled Victorian-style doors, and the final design can be agreed via condition. The roof will be re-laid using the existing slates, replacing those which are found to be broken / damaged beyond use with a like-for-like tile.
- 4.24 Additional openings are limited to the north east elevation which is identified as being less significant and has already undergone change. Where possible existing openings or blocked up openings have been utilised. On the north east (rear) elevation three blocked up openings will be reduced in length to provide windows resulting in just one new opening being required.
- 4.25 External walling will be repointed and replaced, using materials sympathetic to the existing materials, including lime mortar. Where the stone work has seen delimitation, defrassing of the stone surface is proposed to remove pockets in the material which would otherwise allow the deterioration to continue.
- 4.26 Internally, there is very limited change proposed to the existing floorplan with loss of historic fabric being limited to that necessary to create a rational and functional floorplan. Of the two modern staircases, one will be removed. As described in the Heritage Statement, the House has undergone several reconfigurations during its history and it is unknown whether either of the existing modern staircases are in historic positions. RMBC has requested that the property (currently configured as two properties) be restored as a single dwelling, which makes a second staircase and kitchen redundant. The existing kitchen (east corner of the House) will be subdivided to provide a W.C. and utility. The historic volume of all other rooms, including the most significance to the front (south east) of the House will be retained. A small section of internal wall (presumed historic) will be removed to create access between the two dwellings via a doorway into the kitchen from the hallway.
- 4.27 On the first floor there is a greater level of proposed subdivision to provide bedrooms and en-suites. The additional partitions are accommodated within the existing floorplan with no further openings within the principal structural walls proposed. The alignment of existing timber panel partitions will be retained with minimal interventions.
- 4.28 As set out in the Building Survey Report and Repairs Schedule, it is not possible to retain and repair the stone flag floor though any salvaged material could be reused on Site. No further works are proposed to the cellar as part of the current applications.

Barn

- 4.29 It is also proposed to replace the windows and doors of the Barn, utilising hybrid frames, with a timber internal section and an extruded aluminium outer section, powder coated in a dark grey. The external doors will be constructed in solid hardwood with vertical panels to the lower sections and glazed to the top panels.
- 4.30 The arched openings will be constructed in three sections, with the semi-circular arch installed as a single piece, with the lower panels split to allow two doors. It is proposed again, that these be fabricated as hybrid frames, with a powder coated external face and a timber internal section. External walling will be repointed and replaced, using materials sympathetic to the existing materials, including lime mortar. Where the stone work has seen delimitation, defrassing of the stone surface is proposed to remove pockets in the material which would otherwise allow the deterioration to continue.

New Farm-Yard Dwellings

- 4.31 The proposal offers a contemporary, bespoke design which is complementary to and does not compete with the listed buildings. The agricultural character is maintained through a simple aesthetic with minimal detailing, deep recesses and frameless glazing. It is proposed that the new dwellings be of timber frame construction. Internally, the timber frame will divide the spaces in the conventional manner. The lower level / plinth of the dwellings will be constructed in natural sandstone, regularly coursed, in a colour, scale and texture which compliments the farmhouse. The upper sections of the external walls and the roof, are proposed to be constructed as a standing seam Zinc cladding. The proposed windows would be recessed to accentuate the openings and are proposed to be a hybrid window system with an extruded aluminium profile. A hidden gutter detail is proposed for the new buildings, however where the rain water pipes are visible, these will be in square section extruded aluminium.

Scale

- 4.32 Within the main part of the Site (Plot W), dwellings will be a mix of 2 and 2.5 storeys in height and will include a range of roof types and pitches, creating variance and interest in ridge height which will add to the overall quality of the street scene.
- 4.33 The existing Farmhouse and Barn extend to 2 storeys, which will be retained. The proposed new farm-yard dwellings are part 2-storey, part single storey and have been designed to be read as subservient to the Farmhouse and Barn. The agricultural aesthetic employed on the new buildings, together with the positioning of the two new buildings on the site, is intended to be reminiscent of the existing buildings on site. The footprint of the new buildings is much lower than the existing footprint and volume resulting in a reduction in the overall scale of buildings within the farmyard setting.

Landscaping & Public Open Space

- 4.34 A detailed landscaping scheme and specification is enclosed and demonstrates that a high quality landscaped setting will be provided of the proposed development.
- 4.35 An area of public open space is located to the west of the site, which will be planted with native trees and wildflowers to provide a sense of the former rural character of the listed building's setting and provide views across to the House and Barn. This will better reveal the significance of the listed building allowing enhanced appreciation of

its architectural and historic interest and relationship with the Barn. It also creates a buffer between the main site and the farm-yard.

- 4.36 The proposed landscaping scheme within Plot W also includes significant tree planting across the site, particularly within key areas such as the public open space and around parking courts. 'Street trees' have also been incorporated. Existing trees along the north, south and west boundaries are retained, helping to create landscape buffers to surrounding uses. A mix of boundary treatments are proposed within Plot W, comprising 1.8m high screen walls and 1.8m high timber fencing, as well as 1.8m and 2.5m high acoustic fencing.
- 4.37 The proposed landscaping within the farm-yard is predominately hard with a common tone of local sandstone across the yard with changes in materials (crushed rolled stone, sandstone setts and sandstone flags) subtly defining private areas. A limited number of metal troughs are proposed to provide opportunity for some planting whilst maintaining an agricultural character. The proposed landscaping will replace a modern concrete surface. A mix of boundary treatments are proposed, comprising 1m high sandstone wall with 0.4m metal bow top fencing to the top (farmhouse garden), 1.5m high sandstone wall with 0.9m metal bow top fencing to the top (barn garden), and 1.6m high black painted metal estate fencing (new houses and boundary to main site).

Access and Movement

Vehicular Access & Parking

- 4.38 Vehicular, pedestrian and cycle access to the main part of the Site (Plot W) will be provided from Broad Lane to the west. The existing vehicular access along Lower Lane is proposed to be retained and upgraded to provide access to the Farmhouse, Barn and two new dwellings within the farm-yard.
- 4.39 The vehicular site access from Broad Lane will comprise a simple priority T-junction, with footways on either side. A spine road will extend through the site, providing access to 60 dwellings via a mix of secondary streets and shared driveways.
- 4.40 The existing access from Lower Lane will also comprise a simple priority T-junction and provide access to the four dwellings referred to above.
- 4.41 Parking for residents of the proposed development is detailed in the Design & Access Statement. In summary, the houses within the main part of the Site (Plot W) are provided with garages and driveways in order to minimise on-street parking. Each dwelling is proposed to accommodate the parking of two or three vehicles, dependent on the number of bedrooms. A courtyard is created within the farm-yard, including space for the parking of vehicles for each dwelling (including a garage).
- 4.42 Each property is provided with infrastructure for the charging of electric vehicles, either via a point connected to the façade of the property or via a charging point on a bollard adjacent to the designated parking space.

Pedestrian & Cycle Access

- 4.43 Pedestrian and cycle access will be provided via the two access points on Broad Lane and Lower Lane respectively. The layout of the development creates a permeable

neighbourhood, providing connections between the site and the surrounding network, to enable future occupiers to access local services. Secure cycle storage is provided within garages.

Sustainability

- 4.44 As set out within the submitted Energy Statement, the Proposed Development will be constructed to achieve the 2021 Building Regulations Approved Documents L (Conservation of Fuel and Power), O (Overheating) and F (Ventilation). The 2021 version of Document L provides for a 31% reduction in carbon emissions over the previous 2013 iteration. Each property within Plot W will be provided with a photovoltaic array to assist in energy generation.

Conclusion

- 4.45 The application presents a comprehensive proposal for planning and listed building consent for land within Plot W of the KBP and the adjacent Silverhill Farm.
- 4.46 The proposals have been informed by detailed analysis of the site and surroundings, extensive pre-application consultation and technical assessments.
- 4.47 A high quality residential development is proposed which is sensitive to its context, will deliver new homes to meet local needs and facilitate the restoration and reuse of the Grade II Listed Building and associated Barn.

5. Planning Policy Context

Introduction

- 5.1 Planning law¹ requires all planning applications to be determined in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 5.2 In this context, planning policy of relevance to the determination of this planning application is contained within the following documents:
- The adopted Development Plan, comprising:
 - Rochdale Core Strategy ('CS') (adopted October 2016)
 - Saved Policies of the Rochdale Unitary Development Plan ('UDP') (adopted June 2006)
 - Documents that are capable of being 'other material considerations' including:
 - National Planning Policy Framework (adopted July 2021)
 - Local Supplementary Planning Documents ('SPDs') / Guidance ('SPGs')
 - The emerging Rochdale Allocations Plan Development Plan Document ('the emerging Local Plan')
 - The Places for Everyone ('PfE') Joint Development Plan Document, Submission Draft (submitted February 2022).
 - Associated evidence base and monitoring documents published by RMBC.
- 5.3 The key messages and themes from this policy context are summarised below.

A National Housing Shortage

- 5.4 Since the publication of the original National Planning Policy Framework ("the Framework") in March 2012, the Government has repeatedly emphasised its commitment to boosting significantly the supply of housing. In order to do so, it has introduced a series of reforms aimed at speeding up and increasing the delivery of new homes across the country.
- 5.5 Whilst housing delivery across the country has increased, it is still well short of the levels required to meet needs. The Government's Housing White Paper (HWP), published in February 2017, states that there is consensus of the national need for between 225,000 and 275,000 or more new homes per annum in order to keep up with population growth and begin to counteract years of under-supply².

¹ Section 38(6) of the Planning and Compulsory Purchase Act 2004

² Page 9, Housing White Paper: Fixing our broken housing market (DCLG, February 2017)

5.6 In 2020/2021, net growth of 216,490 dwellings were recorded in England³, down 11% on the previous year and the lowest level for five years.

5.7 The HWP reaffirmed the scale and significance of the national housing challenge:

“The housing shortage isn’t a looming crisis, a distant threat that will become a problem if we fail to act. We’re already living in it. Our population could stop growing and net migration could fall to zero, but people would still be living in overcrowded, unaffordable accommodation.

If we fail to build more homes, it will get even harder for ordinary working people to afford a roof over their head, and the damage to the wider economy will get worse.”⁴

5.8 The implications of the housing shortage for economic growth are clear:

“Sky-high property prices stop people moving to where the jobs are. That’s bad news for people who can’t find work, and bad news for successful companies that can’t attract the skilled workforce they need to grow, which is bad news for the whole economy.”⁵

5.9 The latest revision of the Framework was published in July 2021. The revised Framework reiterates the Government’s objective of “significantly boosting the supply of homes” and, in doing so, confirms the importance of ensuring that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without necessary delay⁶

5.10 Amongst other reforms, the revised Framework embodies the standard method for calculating local housing need and the Housing Delivery Test into national planning policy.

5.11 In order to maintain the supply and delivery of housing across the country, the Framework requires LPAs to:

- Identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating). The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
 - 5% to ensure choice and competition in the market for land, or

³ Statistical Release, Housing: Housing Supply; net additional dwellings, England: 2020-2021 (Department for Levelling Up, Housing & Communities, 25 November 2021)

⁴ Page 15, Housing White Paper: Fixing our broken housing market (DCLG, February 2017)

⁵ Page 11, Housing White Paper: Fixing our broken housing market (DCLG, February 2017)

⁶ Paragraph 60, National Planning Policy Framework (MHCLG, July 2021)

- 10% where the LPA wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to take account for any fluctuations in the market during that year, or
- 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁷.
- Monitor progress in building out sites which have permission in order to maintain the supply of housing. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the LPA's housing requirement over the previous three years, the LPA should prepare an action plan in line with national planning guidance to assess the causes of under delivery and identify actions to increase delivery in future years.

Housing Requirement

- 5.12 The Rochdale Core Strategy acknowledges the important role that the delivery of new housing can play in delivering regeneration and supporting economic growth⁸. It sets out the adopted housing requirement for the Borough, and confirms a requirement to deliver at least 460 net additional dwellings per year over the plan period to 2028 in order to *“assist in the creation of successful, inclusive and mixed communities and meet the housing needs of the borough”*⁹.
- 5.13 The Council has committed to ensure that there is always a deliverable five year supply of land for new homes (including an appropriate buffer), maximise the potential of previously developed land within the urban area and ensure that development sites are sustainable¹⁰.
- 5.14 The Core Strategy was adopted in October 2016; the housing requirement set out in the strategic policies is therefore over five years old. The Framework states that *“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”*¹¹.
- 5.15 The adopted housing requirement set out within the Core Strategy is expressed as a minimum. Recent Government announcements and the revised Framework highlight the importance placed on seeking to ‘significantly boost’ the supply of housing across the country.

⁷ Paragraph 74-77, National Planning Policy Framework (MHCLG, July 2021)

⁸ Paragraph 8.14, Rochdale Core Strategy (October 2016)

⁹ Policy C1, Rochdale Core Strategy (October 2016)

¹⁰ Policy C1, Rochdale Core Strategy (October 2016)

¹¹ Paragraph 74, National Planning Policy Framework (MHCLG, July 2021)

- 5.16 The standard method for calculating local housing need (using 2014-based household projections and 2021 Affordability Ratio) indicates a need for 520 dwellings per annum (dpa) in the Borough; 60dpa higher than the adopted requirement.
- 5.17 In addition, the emerging PfE has indicated a notably higher housing requirement in the Rochdale Borough than the current adopted requirement. The draft housing requirement for Rochdale being proposed in the PfE is 616dpa; an increase of 156 dwellings (39%) over the Core Strategy requirement.
- 5.18 Whilst the PfE is still emerging, and cannot therefore be given full weight in the decision making process, in combination with the standard method of assessing needs, it does highlight that the housing requirement set out within the Core Strategy should very much be regarded as a minimum requirement.

Identified Supply

- 5.19 The Council's most recent position on housing land supply – the Strategic Housing Land Availability Assessment (SHLAA) – was published in March 2021¹² and uses a base date of 1st April 2020.
- 5.20 The SHLAA identified a total potential 9,065 dwellings that can be delivered by the sites assessed, made up of sites under construction, sites with planning permission and other identified sites.
- 5.21 The SHLAA claims that the Council would be able to meet the needs identified in the Core Strategy, with a 5%, 10% or 20% buffer; but this does not in any way preclude the delivery of sustainable sites which can help to sustain supply, especially in the event that identified sites do not come forward or deliver at the rate currently anticipated.
- 5.22 The Council has passed the Housing Delivery Test (HDT) and therefore this would imply that the 5% buffer is most appropriate in terms of considering the current five year supply.

Type of Housing

- 5.23 The Framework makes clear that meeting housing need is about more than the number of homes delivered; it also requires a qualitative assessment of the type of dwellings. Paragraph 60 highlights the importance of ensuring that a sufficient amount and variety of land can come forward where it is addressed, in order to support the Government's objective of significantly boosting the supply of homes,
- 5.24 Collectively, the housing requirement is a combination of the numeric requirement and the qualitative needs. Whilst this is generally interpreted to relate to the provision of affordable housing, or meeting the specific needs of particular vulnerable or disadvantaged groups in society, the Framework is clear that there is a requirement to meet all needs, including family housing.
- 5.25 As well as meeting quantitative housing needs, RMBC has also committed to deliver the right type of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the Borough. This includes a commitment to improving

¹² Strategic Housing Land Availability Assessment – as at 1st April 2020 (published March 2021)

the supply of larger and higher value housing in the Borough¹³ and requiring a high standard or design and layout that produces attractive places and takes account of energy efficiency and climate change¹⁴

5.26 In regard to the housing mix within the Borough, the Sustainable Community Strategy 2011-2021 states the Council will actively work *“to develop a quality housing offer that provides a mix of type and tenure including large executive homes to accommodate different preferences and help create sustainable neighbourhoods”*¹⁵. The RMBC Housing Strategy 2017-2022 (October 2017) adds further emphasis to increasing delivery of higher value properties and ensuring there is a wide choice of homes¹⁶.

5.27 The 2015 Strategic Housing Market Assessment for Rochdale also recommended that open market development should be focussed on detached and semi-detached properties, with 2, 3 & 4 bedrooms¹⁷. Policy SP3/R of the Core Strategy (2016) states that one of the priorities for Rochdale is to develop new housing, including higher value housing, to serve Kingsway Business Park and the wider area (in line with Policy C1)¹⁸.

Affordable Housing

5.28 The Framework makes clear the Government’s expectation that LPAs plan for, and deliver, housing of the size, type and tenure needed in the community, including an element of affordable housing¹⁹.

5.29 Within Rochdale, affordable housing will be sought on all developments of 15 dwellings or more, at a level of 7.5% of the development sales value of the overall scheme. When negotiating the level of affordable housing and how it is to be provided, a number of factors will be taken into account, including the need to deliver other planning objectives with a higher priority and the economic viability of the development²⁰.

5.30 Further guidance is provided within the Council’s Affordable Housing SPD (March 2008), including the Council’s preferred methods for ensuring the delivery of affordable housing.

Presumption in Favour of Sustainable Development

5.31 A ‘presumption in favour of sustainable development’ lies at the heart of the Framework and should be applied to plan-making and decision-taking to ensure that sustainable development is pursued in a positive way²¹.

5.32 For decision-taking this means:

¹³ E.g. Housing Strategy 2017-2022 (RMBC, October 2017) and Rochdale Borough Sustainable Community Strategy 2011-2021

¹⁴ Policy C3, Rochdale Core Strategy (October 2016)

¹⁵ P13. Rochdale Borough Sustainable Community Strategy 2011-2021

¹⁶ RMBC Housing Strategy 2017-2022 (October 2017)

¹⁷ Rochdale Borough Council Strategic Housing Market Assessment (2015)

¹⁸ Policy SP3/R and Policy C1, Rochdale Core Strategy (October 2016)

¹⁹ Paragraphs 20, 62 and 64, National Planning Policy Framework (MHCLG, February 2021)

²⁰ Policy C4, Rochdale Core Strategy (October 2016)

²¹ Paragraph 11, National Planning Policy Framework (MHCLG, February 2021)

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.33 The presumption in favour of sustainable development is repeated within the adopted development plan for Rochdale, which confirms that the Council will take a positive approach when considering development proposals and always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area²².

Spatial Strategy

- 5.34 The Spatial Strategy²³ for the Borough seeks to focus the majority of new housing, employment and commercial development over the plan period within the ‘Manchester Fringe’ in the south of the Borough.
- 5.35 The site is located within the ‘Defined Urban Area’, Policy G/D/1 of the Rochdale Unitary Development Plan (UDP) states “In line with the Plan’s Objectives and Spatial Strategy, the Council wishes to ensure that new development, wherever possible and appropriate, is concentrated within the urban area in order to support urban regeneration and to protect the countryside”.²⁴
- 5.36 The site is also located within the Kingsway Business Park, an area covered by Policy EC/7 of the UDP.²⁵

Site-Specific Designations

- 5.37 The below extract from the Proposals Map (**Figure 5.1**), shows the policy designations at the site.

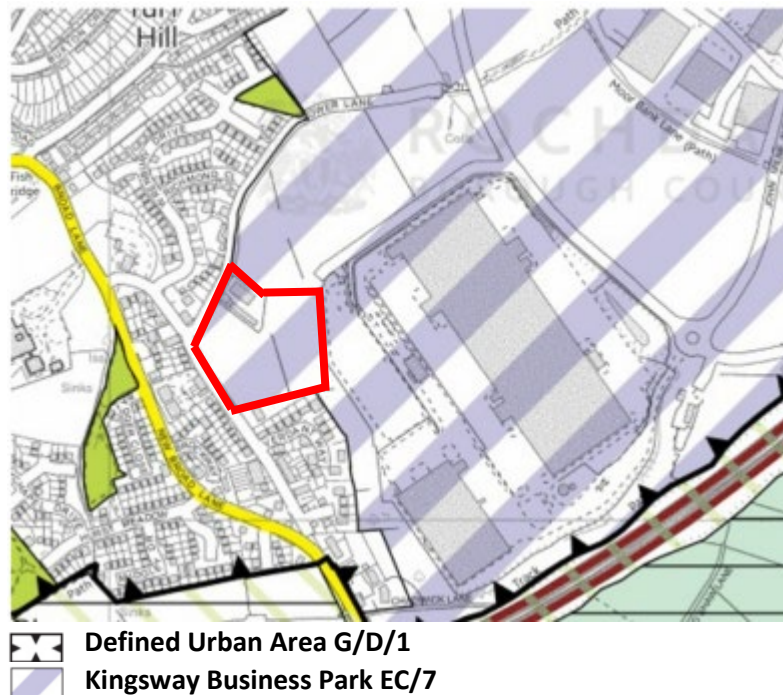
²² Policy SD1, Rochdale Core Strategy (October 2016)

²³ Policy SP2, Rochdale Core Strategy (October 2016)

²⁴ Policy G/D/1, Rochdale Unitary Development Plan (June 2006)

²⁵ Policy EC/7, Rochdale Unitary Development Plan (June 2006)

Figure 5.1: Extract of Proposals Map



- 5.38 The site lies entirely within the Defined Urban Area (saved UDP policy G/D/1) in which it is intended that the majority of development will be focused.
- 5.39 UDP policy EC/7 relates specifically to Kingsway Business Park and sets out criteria for development, including, *inter alia*:
- a high quality of built development in an attractive landscape setting, designed to be in sympathy with the topography and location of the site;
 - retention, wherever possible, of those features which provide the site with its existing character, such as trees, hedges and watercourses;
 - a high standard of extensive landscaping within and around the site, including “buffer zones” between the surrounding residential areas and development in the site;
 - the creation of new, and extension of existing, public open space and informal recreation areas;
 - the preservation and continued productive use, wherever possible, of buildings of architectural or historical interest and their local settings; and
 - Limited residential development may be acceptable provided it is appropriate in scale, location, access and design.
- 5.40 The supporting text of UDP policy EC/7 confirms that *“the fundamental design principle for the Business Park is that any built development must be of a high quality set in an attractive landscape setting at a density and of a design appropriate to the proposed*

use and the topography, character and location of the particular site” (paragraph 8.38). The policy does not define what is meant by “limited residential development”.

Design

- 5.41 National policy²⁶ confirms that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.42 The adopted development plan for the Borough contains a number of design-related policies which seek to ensure that new development improves the image of the Borough by requiring design which is of a high standard and helps to ‘green’ the urban environment, whilst creating people-friendly, safe, vibrant, uncluttered public areas.²⁷
- 5.43 The Core Strategy also seeks to protect and enhance the borough’s character, landscape and heritage by ensuring that new development integrates successfully with the key natural features of the borough (e.g. river valleys and the Pennine landscape), takes opportunities to protect and open up important views of hills and valleys which are part of the borough’s unique character, restore the River Roch and other water bodies as key and attractive features of the borough, and conserve and enhance townscape character²⁸.
- 5.44 New development should:
- Enhance the borough’s identity and sense of place, by respecting context and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas.
 - Ensure that buildings contribute positively to townscape.
 - Incorporate design measures that design out crime.
 - Ensure the development is easy to move through and get around, especially for pedestrians, cyclists, public transport, disabled people and emergency service vehicles.
 - Provide a hierarchy of routes, streets and spaces.
 - Ensure buildings can be easily adapted to meet future needs of occupants.
 - Minimise impact on the environment and help adapt to the impacts of climate change, and

²⁶ Paragraph 126, National Planning Policy Framework (MHCLG, February 2021)

²⁷ Policy P1, Rochdale Core Strategy (October 2016)

²⁸ Policy P2, Rochdale Core Strategy (October 2016)

- Reduce the visual impact of car parking areas by using substantial and well integrated landscaping²⁹.

5.45 Additional guidance relating to the design of new residential development is provided within the Residential Design Guide (September 2007), Public Realm Design Guide SPD (September 2007), Design and Planning Process: A Guide to Good Practice (September 2007) and the Guidelines & Standards for Residential Development SPD (June 2016).

Heritage

- 5.46 In determining the submitted applications for full planning permission and listed building consent, RMBC has statutory duties under s16(2) and s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings.
- 5.47 Case law has confirmed that Parliament's intention in enacting s66(1) was that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where 'preserve' means 'to cause no harm'.
- 5.48 Chapter 16 of the Framework sets out the Government guidance regarding the conservation and enhancement of the historic environment.
- 5.49 Paragraph 194 of the Framework outlines the information required to support planning applications affecting heritage assets, stating that applicants should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.50 Paragraph 195 sets out that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 5.51 Paragraph 197 states that planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.52 Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Conservation is defined as:

²⁹ Policy P3, Rochdale Core Strategy (October 2016)

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

- 5.53 Paragraph 200 confirms that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 5.54 Paragraph 201 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- *“the nature of the heritage asset prevents all reasonable uses of the site; and*
 - *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - *the harm or loss is outweighed by the benefit of bringing the site back into use.”*
- 5.55 Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.56 Paragraph 206 sets out that local planning authorities should look for opportunities for new development within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 5.57 Core Strategy Policy P2 states that the Council will protect the Borough’s heritage by conserving and enhancing heritage assets. The policy encourages the positive and intelligent use of heritage assets, whilst also prioritising the conservation of heritage assets at risk from decay.

Environmental Policies

- 5.58 Relevant ‘environmental policies’ within the adopted development plan seek to ensure that new development:
- Does not increase CO2 emissions and addresses the impacts of climate change and adheres to the ‘energy hierarchy’ to the extent that this reflects national policy, targets and requirements for that type of development (CS Policies G1 and G2). The Climate Change Adaptation SPD (June 2012) provides additional guidance to support these policies

- Sustains and enhances a green network to support growth and regeneration in the borough and provide a high quality environment that meets the needs of the community and visitors to the borough. Additional guidance is provided within the Provision of Recreational Open Space in New Housing SPD (March 2008).
- Protects and enhances biodiversity, existing features such as ponds, wetlands, trees, hedges, meadows, flora and fauna, takes opportunities to promote biodiversity and create new habitats and improves access to new or existing biodiversity interest for public enjoyment (CS Policy G7 and UDP Policy NE/2). CS Policy G7 confirms that no development proposal should result in a net loss of biodiversity. Supplementary guidance is provided within the Biodiversity and Development SPD.
- Does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution and that any risks arising from contaminated land or land instability are identified prior to development taking place and appropriate actions to address these risks identified and undertaken (CS Policy G9).

Other Relevant Policies

5.59 Other relevant development plan policies seek to ensure that new development:

- Improve people's health and wellbeing and reduce health inequalities (CS Policy C6) by, *inter alia*:
 - Providing an appropriate number of good quality and affordable homes with a mix of tenures in areas of greatest need (CS Policies C1-C4).
 - Seeking high quality design of buildings, streets and spaces to create neighbourhoods that are safe to use, easy to move through, adaptable and sustainable (CS Policy P3).
 - Managing and mitigating the effects of climate change by tackling greenhouse emissions, reducing risks of flooding, promoting tree planting and seeking to avoid adverse micro-climates (CS Policy G1, G6, G7 and G8)
 - Maintaining and enhancing the borough's biodiversity, natural environment, open spaces and outdoor sport and recreational areas to create a coherent network of green infrastructure that can help promote better health (CS Policy G6, G7 and G8)
- Improves accessibility by being located in areas where there is good accessibility to public transport, backed by measures to reduce the need for travel and effective provision for cyclists, pedestrians and people with impaired mobility (CS Policy T2).
- Are of a high quality design, are compatible with surrounding land uses, do not adversely affect the amenity of residents or users, mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, provide satisfactory vehicular access with adequate parking,

manoeuvring and servicing arrangements, do not have an adverse impact on health, minimise opportunities for crime, take account of ground conditions and incorporate high quality landscaping (CS Policy DM1).

- Provide, or contribute towards the cost of providing, any physical or social infrastructure that is needed because of proposed development and / or mitigate the impact of development through planning obligations and agreements (CS Policy DM2).

Summary

- 5.58 The Site forms part of the KBP allocation, as identified within the adopted development plan. Residential development of the site is supported, in principle, subject to compliance with specified criteria and other policies which require the delivery of high quality design. The restoration and reuse of listed buildings is specifically encouraged both within the adopted development plan and NPPF. Where such works give rise to less than substantial harm to the significance of a listed building this is to be weighed in the planning balance against the public benefits of the proposal whilst also having due regard to the statutory duties set out in the Planning Listed Buildings and Conservation Areas Act 1990.

6. Planning Appraisal

Introduction

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the Development Plan as a whole and requires that:

“If regard is to be had to the Development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.”

- 6.2 This is in addition to Section 54A of the 1990 Act, and is a reiteration of the presumption in favour of sustainable development that accords with an adopted and up-to-date Development Plan, as qualified by Paragraph 12 of the Framework which requires the approval of development that is in accordance with the Development Plan where it is up to date.
- 6.3 In this context, the planning appraisal set out in this section comprises two principal parts:
- (a) Assessment against the relevant provisions of the development plan, and
 - (b) Consideration of all relevant material considerations.

(A) Assessment against the Development Plan

The Principle of Development

Strategic Objectives

- 6.4 The Core Strategy sets out a number of Strategic Objectives which will deliver the overarching Vision for the Borough by 2028. The proposed development is appraised against each of the Strategic Objectives (SO) in turn below.

SO1: To deliver a more prosperous economy

- 6.5 Housing development is a key component of economic growth; as recognised by the Government in national policy and Ministerial guidance.
- 6.6 The delivery of new housing on the application site has the potential to generate notable economic benefits within the Rochdale Borough and regional economy; during both the construction and operational phases. The creation of high quality homes of varying size and type has the potential to contribute to the attraction and retention of talent within the borough, a consideration of particular note given the site's proximity to wide ranging employment opportunities at KBP.

SO2: To create successful and healthy communities

- 6.7 RMBC has made clear the importance of delivering sufficient housing to meet demand. This planning application is submitted by a national housebuilder with a strong track record of delivering new homes and creating new communities within the Borough and

across the wider region. This provides certainty of delivery; a benefit which should be afforded significant weight.

- 6.8 The proposed development will also make an important contribution towards improving the range of housing within the Borough; this aligns with the Council's stated ambitions to diversify the existing housing market to meet everyone's needs and aspirations, and specifically the delivery of more high value housing.

SO3: To improve design, image and quality of place

- 6.9 The character, design, layout and appearance of the proposed development has evolved over a period of months through an iterative design process; informed by discussions with RMBC officers.
- 6.10 The accompanying Design & Access Statement demonstrates how the proposals have evolved in response to the extensive pre-application engagement and consultation that has been undertaken. It also demonstrates how the proposals respond to the local character and context within which the application site is located, whilst seeking to diversify the size and type of housing on offer by focusing on larger, higher value homes.
- 6.11 The Proposed Development will deliver the restoration and viable reuse of Silver Hill Farmhouse and Barn, which are currently vacant and detract from the quality of the local area. This will comprise a sensitive refurbishment of the Farmhouse and conversion of the Barn to provide high quality residential accommodation. The demolition of the ancillary outbuildings and construction of new dwellings of a bespoke contemporary design will also enhance the quality of the site and support the appreciation of the listed buildings.

SO4: To promote a greener environment

- 6.12 The proposed development will require the removal of a small proportion of existing low quality trees but this is suitably addressed through the proposed landscaping scheme, which incorporates new tree, hedgerow and shrub planting, as well as substantial retention of existing vegetation along the site boundaries.
- 6.13 The submitted Biodiversity Net Gain Assessment confirms that the Proposed Development will result in a net loss in habitat area-based units. In order to mitigate the loss it is therefore proposed, subject to agreement with the Council, that compensation is provided either via off-site habitat creation and enhancement or via a financial contribution to the Council to facilitate the creation, enhancement or management of habitats within the local area. Such matters can be resolved pursuant to a conditional approval. The applicant is committed to ensuring that the development delivers a net-gain to biodiversity.
- 6.14 The submitted landscape management plan provides a strategy for the long term maintenance and management of the on-site public open space.

SO5: To improve accessibility and deliver sustainable transport

- 6.15 It has been demonstrated in Section 2 that the application is located within a semi-urban location and has excellent accessibility to surrounding facilities and services by non-car modes of transport. In particular, the site is within walking distance of a wide

range of facilities and services, including a number of schools, medical centres, a library, convenience stores and post offices, restaurants, cafes and public houses. There are also a number of bus stops in close proximity of the site.

- 6.16 The Proposed Development includes the provision of garages to the majority of properties, which will provide secure cycle storage. Electric vehicle charging points are to be provided to each property.

Conclusion on compliance with strategic objectives

- 6.17 It is clear from the appraisal above that the delivery of the proposed development fully aligns with all five of the Strategic Objectives of Rochdale's adopted development plan.

Spatial Strategy

- 6.18 The proposed development also complies with the overall Spatial Strategy of the Core Strategy, which identifies a clear need to deliver additional higher value homes to serve Kingsway Business Park (within which the site is partially located) and the wider area.

- 6.19 The proposed development meets this objective by comprising a combination of 3 and 4 bedrooms properties of a variety of sizes; focused on family housing.

Site Specific Policies

- 6.20 The site is situated within the Defined Urban Area, whereby UDP policy G/D/1 seeks to direct the majority of development. Therefore, the proposed development is considered to comply with this policy.

- 6.21 UDP policy EC/7 establishes a series of criteria for guiding the development of Kingsway Business Park, seeking to ensure that a consistent approach to delivery of this strategic development is achieved. The proposed development is considered to comply wholly with this policy in that it:

- Demonstrates a high quality of built development in an attractive landscape setting, reflecting features of the local vernacular. A detailed appraisal of the design of the scheme and proposed high quality landscaping is set out in further detail below.
- Retains a number of existing features of character within the site. This includes the majority of existing vegetation, including trees and hedgerows along the site boundaries, which will provide attractive landscape buffers to adjacent uses on Kingsway Business Park.
- Creates new areas of public open space within the development, providing outdoor amenity and informal recreation space for future occupiers.
- Facilitates the restoration and retention of the listed buildings within the site, bringing them back into viable use and ensuring their long term appreciation.
- Delivers residential development within the Business Park, incorporating a range of dwelling types focused particularly on family housing to meet local need. The Design & Access Statement demonstrates how the proposed development has been formulated to ensure it is appropriate in this location and that the scale

and appearance are sympathetic to the surrounding area. The Transport Assessment confirms that the proposed access arrangements provide a safe means of access and the proposals would not adversely impact upon the highway network.

Housing Policies

- 6.22 CS Policy SO2 seeks to increase the housing offer within the Borough and ensure housing is provided which meets everyone's needs and aspirations. The policy advocates the provision of desirable housing areas to retain and attract residents. The proposals, if approved, would allow for the creation of a desirable area of housing, located in a sustainable area of the Borough.
- 6.23 CS Policy C1 confirms that in the south of the Borough, the Council will seek to deliver new homes which reflect its accessibility to the core of the city region, seeking to focus residential development in or close to key economic growth areas (such as Kingsway Business Park). Furthermore, CS Policy C2 supports the delivery of new housing within economic growth corridors, including the Kingsway Corridor (CS Policy E1/3) and specifically within Kingsway Business Park. The proposals represent the delivery of new housing within the Business Park and therefore directly support CS Policy C2 and E1/3.
- 6.24 CS Policy C3 states that new development must take into account local needs and aspirations and ensure that the supply of larger, high value housing is improved. The Council will also require high design standards and the efficient use of land. The proposed development will feature a number of houstypes and sizes which are reflective of local needs. These have been designed to a high standard and developed into a comprehensive layout, as described within the submitted Design and Access Statement.
- 6.25 Additionally, CS Policy C3 states that the Council will support lower density housing in the south of the Borough where it assists in the delivery of higher value dwellings of a type and size that is currently in short supply across the Borough. The proposed layout and housing mix has evolved through extensive discussions with Council officers. As a result of these discussions, a fewer number of dwellings are to be provided than was initially proposed. This reduction is the result of advanced design work to reduce densities and increase the size of units to be provided on site to allow a more diverse offer which focuses on higher value family housing.
- 6.26 The ability (or otherwise) of the development to make a contribution towards affordable housing has been tested through a detailed Viability Appraisal, which concludes that the proposed development is viable at a marginal level and that it would not be viable to deliver policy-compliant affordable housing provision on this scheme. Furthermore, the Appraisal confirms that were the works to Silver Hill Farm (including refurbishment of the listed farmhouse, conversion of the barn and two new build dwellings) in isolation would not be viable. CS Policy C4 acknowledges that the provision of affordable housing can be adjusted to take into account the economic viability of a development: the proposed development is, therefore, consistent with the policy.

Summary

- 6.27 Based on the above appraisal, it is considered that the principle of residential development on the site complies with the overall spatial strategy and objectives of the adopted development plan, and a number of other policies that go to the principle of development.

Appraisal against other relevant Development Plan policies

- 6.28 Having demonstrated that the proposed development would be acceptable in principle having regard to the provisions of the adopted Core Strategy, this section considers whether the proposed development is compliant with other relevant Development Plan policies.

Design

- 6.29 The design policies of the CS and UDP have been carefully considered in the design of the proposed development. The Design and Access Statement sets out the principles which have been followed to achieve high quality design and the extensive design process that has been undertaken to develop the proposals. It shows how the development is sensitive to its surroundings and would contribute positively to the quality of the townscape.
- 6.30 The Design and Access Statement concludes that the proposed development represents high quality design, which will result in the creation of an attractive new community which is integrated with the existing area. Dwellings proposed are 2 or 2.5 storey, which reflects existing dwellings in the surrounding area. The materials to be used and the way in which the development will be laid out is consistent with the site's surroundings through the use of stone and brick. Elements of the local vernacular have been incorporated into the design of houses within Plot W, such as bays and brick lintels. The properties closest to, and facing towards the listed building, will be faced in stone.
- 6.31 The proposals relating to Silver Hill Farm have been designed by a specialist conservation architect and have evolved in response to detailed advice from the Council's Conservation Officer. The design is sympathetic to the setting of the listed building and adopts high quality materials to deliver a sensitive restoration of the Farmhouse and conversion of the associated Barn. A bespoke and contemporary design approach to the new dwellings within the farm-yard has been adopted, introducing a courtyard with high quality, traditional materials enclosed by bespoke new build development that contrasts and is subservient to the listed building and Barn whilst maintaining an agricultural character.
- 6.32 The Design and Access Statement identifies that the proposed development accords with the principles and standards set out in the Framework and the Development Plan; in particular CS Policies P1, P2, P3, C6 and DM1 and UDP Policy G/8(B).

Heritage

- 6.33 CS Policy P2 seeks to protect the borough's heritage by conserving, enhancing and promoting key heritage assets including listed buildings and the heritage of the 17th and 18th vernacular tradition.

- 6.34 The Heritage Statement confirms that change is necessary to conserve Silver Hill Farmhouse and the Barn by bringing them back into sustainable use. The Proposed Development seeks to manage that change in a way that sustains and enhances the significance of the listed building in accordance with Policy P2. The Proposed Development aligns with the intent of the Policy to utilise heritage assets positively and intelligently to strengthen identity and prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.
- 6.35 The proposed development is considered by comply with Policy P2.

Ecology

- 6.36 This application is accompanied by an Ecological Assessment, which has been undertaken by ERAP.
- 6.37 The Ecological Assessment confirms that:
- The site does not form part of any statutory or non-statutory designated site for nature conservation and is sufficiently distant from all such sites to have no impact upon them. The proposed development does not meet the criteria for further consultation with Natural England in respect of impacts to the Rochdale Canal Site of Special Scientific Interest and Special Area of Conservation.
 - No evidence of badgers was identified within the site or the surrounding area.
 - Some existing features (existing buildings and trees) on site provide habitats for protected species, including bats and nesting birds.
 - Mitigation measures are proposed to ensure that the development is implemented in accordance with the relevant wildlife legislation, Natural England Guidance and other policy and best practice. This includes the following measures, which can be secured via appropriate planning conditions:
 - Installation of protective fencing to all retained trees during construction.
 - Removal of the invasive species Montbretia during site clearance.
 - Additional bat surveys undertaken to accurately determine the presence of bats within the existing buildings.
 - Use of appropriate lighting during construction and permanent use of the proposed development, which ensures lighting does not adversely impact on local amenity or nature conservation.
 - Adoption of reasonable avoidance measures for protection of bat species during tree removal.
 - Incorporation of features for nesting bats and birds.
 - Compliance with method statement for the protection of barn owl.
 - Inclusion of hedgehog holes in boundary fencing.

- 6.38 As is clearly evidenced, with the introduction of reasonable mitigation measures, the proposals comply with CS Policies G7 and C6, as well as UDP Policies G/8(A) and NE/2.
- 6.39 The Biodiversity and Development SPD supplements the relevant policies of the Core Strategy and, as the proposals are found to comply with relevant ecology policies of the development plan, they also comply with the provisions of the SPD.
- 6.40 In addition, ERAP have produced a Biodiversity Net Gain Assessment, which confirms that the proposed development will result in a net loss in habitat area-based units, accounting to -2.42 units or -20.47% net change. In order to mitigate this it is proposed to either provide off-site habitat creation/enhancement or a financial contribution towards supporting the Council to facilitate creation/enhancement/management of other habitats in the local area – this will be agreed with the Council during determination of this application. The applicant is committed to ensuring that the development delivers a net gain to biodiversity.
- 6.41 The proposed development will deliver a net gain in hedgerow units, accounting to +0.59 units or +41.05% net change.

Trees

- 6.42 Ascerta has undertaken a Tree Survey of the existing site and have produced an Arboricultural Impact Assessment (AIA) of the proposed development. The AIA confirms:
- Eighteen individual trees and seven groups of trees were identified within the tree survey. The proposed development will result in the removal of three individual trees, two groups of trees and part of three other groups of trees. These trees are of low quality.
 - Compensation for the loss of trees and the impact on canopy cover can be suitably addressed via the provision of new landscape planting within the proposed development, such that the impact is considered to be neutral.
 - The erection of tree protection fencing in advance of the commencement of the development, ensuring it is retained in-situ throughout the entire construction phase, with works carried out carefully within the influencing distance of retained trees, should ensure no particular adverse impact on retained trees from the proposed development.
- 6.43 The proposed development takes into account the recommendations of the AIA and does not, overall, adversely affect existing trees on site. The proposals, therefore, comply with CS Policies P1, G7 and DM1.

Open Space

- 6.44 In accordance with CS Policy G6 and the Provision of Recreational Open Space in New Housing SPD, the proposed development incorporates a total of 0.284 ha of Public Open Space (POS). This is in excess of the minimum level of provision required by the Council's standards, and provides high quality informal recreation space which will be available for the use of both existing and future residents.

6.45 Due to the number of bedrooms to be provided by the development, a contribution towards the off-site provision / enhancement of outdoor sports facilities is required; this can be secured via Section 106 Agreement, subject to detailed viability considerations.

6.46 The proposals comply with CS Policies G1, C6, C8 and DM2.

Transport and Access

6.47 The submitted Transport Assessment, prepared by Banners Gate, confirms that access to the proposed development from Broad Lane and Lower Lane is safe and suitable for all users and that the anticipated traffic impacts of the proposed development are not 'severe'.

6.48 It also confirms that the site is in a sustainable location and accessible to a number of key facilities and services via a range of transport modes, reducing the reliance on car travel and the need for any major transport infrastructure.

6.49 In this way, the proposals comply with CS Policies P3, G1, C6, T2 and DM1.

Ground Conditions

6.50 The submitted Phase 1 & 2 Geo-Environmental Assessment, prepared by BWB, confirms that the ground conditions of the site comprise very soft organic Topsoil over predominantly cohesive Hummocky Glacial Deposits (a Secondary A Aquifer). Made Ground was encountered within six out of twenty-four locations, generally within the north west of the site where Silver Hill Farm is located, with thicknesses ranging between 0.5m and 1.3m.

6.51 The Assessment recommends that the identified organic material should be excavated prior to development occurring in proximity to the identified locations. A remediation strategy will be produced to inform the mitigation requirements including gas protection and clean soil cover. This can be secured via a planning condition.

6.52 In this way, the proposals comply with CS Policies G8, G9 and DM1.

Flood Risk and Drainage

6.53 A Flood Risk Assessment has been carried out by Banners Gate in order to assess the level of flood risk to the proposed development. The Assessment confirms that the site is located within Flood Zone 1 and is at low risk of flooding from all sources.

6.54 A number of recommendations are outlined in order to ensure the development site remains safe from flooding, which will be considered through the detailed design of the drainage strategy, which is proposed to be submitted via planning condition. Subject to the detailed recommendations being secured, the proposed development complies with CS Policies G8 and C6 and UDP Policies EM/7 and EM/8.

Noise

6.55 An Environmental Noise Assessment has been carried out by Agility Acoustics and is submitted alongside this application. This assessment has regard to the acoustic fencing required to be provided as part of future development at Plot J2 of KBP. It confirms:

- The main source of noise identified through the survey was distant road traffic from the M62 to the south-east, with peaks in noise from the Asda site identified at night. Predictions of noise from the van storage facility on Plot J2 of KBP were also incorporated into the assessment.
- Mechanical ventilation is recommended for some bedrooms to achieve both thermal and acoustic comfort and secure a reasonable degree of amenity for future incoming residents of the proposed residential development.
- The measured daytime noise exposure level was 53-55dB $L_{Aeq,16hr}$, and the predicted daytime noise from Plot J2 was well below 50dB $L_{Aeq,16hr}$, and therefore the adopted noise criteria for private rear gardens can be met without any additional noise mitigation measures.

6.56 In this way, the proposal complies with CS Policies G9 and DM1.

Air Quality

6.57 AAC has carried out an Air Quality Assessment which is submitted alongside this application. The air quality modelling exercise indicates that the scheme will result in a negligible (adverse) impact on baseline air quality concentrations at the specified receptor locations, with concentrations remaining within the relevant objectives. Therefore, in line with the EPUK & IAQM (2017) guidance and professional judgement, the impacts associated with the development on the modelled receptors are 'not significant'. The NO_2 , PM_{10} and $PM_{2.5}$ concentrations at the Application Site will remain within the relevant objectives meaning they are within acceptable levels to introduce future residential receptors, in line with legislative standards. Furthermore, the levels are within APEC-A, which states "*no air quality grounds for refusal*".

6.58 Mitigation measures for the demolition and construction phases of the proposed development are proposed and can be secured via planning condition.

6.59 As a result, the proposals comply with CS Policies G9 and DM1 in relation to air quality.

Development Management Policies

6.60 Policy DM1 sets out the general criteria against which all development proposals will be expected to comply. Development should be of compatible with surrounding land uses and not adversely affect the amenity of residents or users. The various technical reports submitted in support of the application have assessed the potential effects of development on the amenity of surrounding residents. These are summarised on a thematic basis above.

6.61 Policy DM2 seeks to ensure planning contributions and infrastructure is secured through development. Contributions towards new/enhanced infrastructure will be secured through a Section 106 Agreement, to be negotiated with the Council, subject to viability considerations.

6.62 Policy G1 seeks to ensure that CO_2 emissions are not increased through development and that proposals include adaptation measures to combat climate change. The submitted Energy Statement confirms that the Proposed Development will comply with the 2021 Part L Building Regulations and will incorporate measures to reduce

carbon emissions, including solar photovoltaic panels. Electric vehicle charging points will be incorporated to each dwelling.

- 6.63 These measures also ensure that the development is compliant with the requirements of the Climate Change Adaptation SPD (2012). Further detail is provided within the accompanying Energy Report, prepared by Thermal Economics.

(B) Other Material Considerations

- 6.64 Both the 2004 Act and the Framework refer to other material considerations that may be taken into account in the decision-making process. In this case, the principal material consideration is the Framework, together with other relevant documents including locally-adopted SPDs, the emerging PfE and Allocations Plan and associated evidence base documents.

National Planning Policy Framework (July 2021)

- 6.65 The introduction to Paragraph 10 of the Framework sets out the presumption in favour of sustainable development is at the heart of the Framework.
- 6.66 The Framework requires that an overall approach is taken to sustainable development, incorporating social, economic and environmental objectives (Paragraph 8). These elements should not be considered in isolation. All elements of a scheme should be balanced; even if there is a conflict with one aspect of policy, a development may still be sustainable.
- 6.67 Those elements of the Framework that are identified as relevant to this application are discussed in more detail below.

Delivering a sufficient supply of homes

- 6.68 Delivery of 64 new homes on the application site will make a notable contribution towards meeting identified housing needs within the Rochdale Borough and, in turn, national policy objectives to ‘boost significantly’ the supply of housing. The commitment to focusing delivery on larger, family homes reflect identified needs in Rochdale Borough and, therefore, aligns with national policy³⁰ in terms of ensuring that specific needs are identified and met.

Conserve and enhance the historic environment

- 6.69 A detailed Heritage Statement has been produced by Turley, which confirms that having considered the significance of the listed building and the contribution made by setting including the wider Site, it is concluded that the harm to the significance of Silver Hill Farmhouse arising from the Proposed Development will be ‘less than substantial’ under the terms of the Framework and at the lower end of that scale.
- 6.70 Paragraph 202 of the Framework is therefore engaged which states the following:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the

³⁰ Paragraph 61, National Planning Policy Framework (MHCLG, February 2021)

public benefits of the proposal including, where appropriate, securing its optimum viable use.”

- 6.71 The following heritage benefits have been identified as arising directly from the Proposed Development:
- The principal listed building will be refurbished and brought back into use in its original domestic purpose.
 - A sustainable long-term viable use for the Barn will be created.
 - There will be an extensive programme of repair and rebuilding for the House and Barn as detailed in the Building Survey Report and Repair Statement and Drawing 21-088-021.
 - Windows and openings in the House and Barn will be unblocked and timber framed windows of an appropriate design reinstated to the House (to be finalised in collaboration with the conservation officer).
 - The appreciation of the special interest of the listed building and the architectural resonance and historic relationship between the House and Barn will be more readily experienced through; the removal of the security fence and planting and creation of public open space, demolition of the low-quality intervening brick structures, the more generous space within the farmyard which the new development will provide.
 - Higher quality farmyard setting replacing the existing concrete surface with a hard landscaping area, incorporating high quality materials including sandstone.
 - Reinstatement of a garden to the south east of the House.
- 6.72 These heritage benefits, alongside the other benefits of the scheme, will be weighed in the planning balance in Section 7.
- Building a strong, competitive economy***
- 6.73 The Framework confirms that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 6.74 Housing development is a key component of economic growth; this is recognised in Government policy and Ministerial guidance.
- 6.75 The proposals will make a significant contribution towards local priorities for economic development. It will provide a high quality housing offer capable of attracting and retaining highly skilled workers into an area of existing and planned economic growth, who will help to support and grow the type of businesses desired in the Borough in the future. In addition, local jobs will be created through the construction stage and new residents will contribute towards a significant rise in expenditure to support the local economy and generate additional Council Tax receipts.

- 6.76 On this basis, the provision of high quality family housing on the site will make an important contribution towards the achievement of sustainable economic growth in the Rochdale Borough and is fully supported by the requirements and advice of the Framework. Indeed, Paragraph 81 is clear that “significant weight” should be placed on the need to support economic growth through the planning system.

Promoting healthy and safe communities

- 6.77 Healthy communities are those that interact and are cohesive. The location of the application site ensures that the development will contribute positively to this objective. It is an ideal location for residential development, located immediately adjacent to a vibrant and sustainable residential area and opportunities for employment, in close proximity to existing local facilities and services which are easily accessible by foot, bicycle and public transport.
- 6.78 The detailed proposals show how the development will create informal recreation open spaces. The proposals would therefore promote the principles of a healthy community and deliver sustainable development in this respect.

Promoting sustainable transport

- 6.79 The application is supported by a detailed Transport Assessment which assesses the accessibility of the site, the existing capacity of the highway network and the traffic generation associated within the proposals. The Statement confirms that the site is sustainable and accessible to a number of key facilities and services via a range of transport modes and confirms that the anticipated traffic impacts of the proposed development are not ‘severe’.
- 6.80 In addition, a Framework Travel Plan has been prepared and outlines a range of measures which will be promoted to residents in order to encourage sustainable travel patterns from the site. A detailed Travel Plan can be secured via condition.
- 6.81 The proposals will also secure the provision of additional pedestrian and cycle routes through the site, which will be available for use by future as well as existing residents. Electric vehicle charging points will be provided to each property.
- 6.82 It is clear that the proposed development would therefore promote sustainable transport in accordance with the Framework.

Making effective use of land

- 6.83 The Framework seeks to promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions³¹.
- 6.84 The net density achieved will be 26.83 dwellings per hectare; this is considered to be appropriate in the context of the site constraints and consistent with the character of the existing urban area. The proposed development also incorporates an area of public open space, which will provide amenity provision for future occupiers and acts as a ‘buffer’ between the Farmhouse, Barn, two new properties and development within

³¹ Paragraph 119, National Planning Policy Framework (MHCLG, February 2021)

the wider site. Furthermore, buffers to adjacent development on Kingsway Business Park are also proposed.

- 6.85 The proposed development represents an effective use of land.

Achieving well-designed places

- 6.86 The planning application is submitted in full and supported by a detailed Design & Access Statement which demonstrates how the development will be assimilated into the wider area.
- 6.87 The analysis within the Design & Access Statement is summarised elsewhere within this Planning Statement, and demonstrates how the scheme will achieve a high-quality of design and create an attractive local environment.

Other relevant chapters

- 6.88 The remaining chapters of the Framework seek to:
- Meet the challenge of climate change, flooding and coastal change
 - Conserve and enhance the natural environment
 - Facilitate the sustainable use of materials
- 6.89 The detailed analysis presented earlier in this appraisal demonstrates how the proposal reflects and will make positive contributions towards each of these national policy objectives.

Conclusion on compliance with the Framework

- 6.90 It is clear from the above appraisal that the proposals are entirely consistent with the Framework and represent sustainable development when considered against the requirements of the Framework as a whole.
- 6.91 Compliance with national planning policy is a material consideration capable of being attributed significant weight; particularly in the context of the imperative to boost housing supply.

Supplementary Planning Documents

- 6.92 RMBC has a number of adopted SPDs which provide additional detail and guidance to support policies within the adopted development plan.
- 6.93 The proposed development has been appraised against the development plan in part (A) of this section. That appraisal concludes that the proposals are consistent with the strategic objectives, spatial strategy and all relevant policies of the development plan.
- 6.94 As the proposals have been found to comply with those planning policies to which the SPDs relate, they also comply with the provisions of all relevant SPDs.

Emerging Places for Everyone Joint Development Plan (PfE)

- 6.95 PfE is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and

sustainable growth. It has been published by the Greater Manchester Combined Authority (GMCA) on behalf of the nine districts. Once adopted, PfE will:

- set out how the nine boroughs should develop up until 2037;
- identify the amount of new development that will come forward across the 9 districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- support the delivery of key infrastructure, such as transport and utilities;
- protect the important environmental assets across the city region;
- allocate sites for employment and housing outside of the existing urban area; and
- define a new Green Belt boundary for Greater Manchester.

6.96 The plan began in 2014 as the Greater Manchester Spatial Framework (GMSF) and was subject to public consultation in 2016 and 2019. Stockport Council withdrew from the GMSF in early 2020, and the remaining nine districts decided to continue to produce a joint plan, now known as Places for Everyone (PfE). The publication Version PfE was submitted for Examination in February 2022.

6.97 PfE contains a number of strategic objectives, including:

- **Objective 1 ‘Meet our housing need’** which seeks to increase the number of dwellings, the number of affordable home and diversify the mix of housing across the plan area.
- **Objective 2 ‘Create neighbourhoods of choice’** which states that new development will be focussed on close proximity to public transport hubs. Further, sustainable modes of transport will be prioritise.
- **Objective 4 ‘Maximise the potential arising from our national and international assets’** which states that new development should enhance heritage assets.
- **Objective 5 ‘Reduce inequalities and improve prosperity’** seeks to strengthen the competitiveness of northern Greater Manchester.
- **Objective 8 ‘Improve the quality of our natural environment and access to green spaces’** confirms important landscapes, green infrastructure and biodiversity will be enhanced.

6.98 A key aim of PfE is to develop Greater Manchester into a top global city³², recognising that a strong economy, highly skilled residents and a high quality of place and environment will be required. To achieve this, the spatial strategy seeks, inter-alia, to

³²

Publication Version PfE, paragraph 2.17

deliver significant growth in the northern boroughs (including Rochdale) in order to boost their competitiveness.

- 6.99 Policy JP-Strat 6 'Northern Areas' states that a significant increase in the competitiveness of the northern areas of Greater Manchester (including Rochdale) will be sought. This establishes a strong focus on increasing the mix, type, quality and range of the residential offer in these areas. Development will be of good quality and design, supported by the necessary infrastructure and amenities including improved access to green spaces.
- 6.100 The Site is located within the area designated under Policy JP-Strat 7 'North-East Growth Corridor', which seeks to deliver a nationally-significant area of economic activity and growth which will be supported by a significant increase in the residential offer in this location, including in terms of type, quality and mix, thereby delivering truly inclusive growth over the lifetime of the Plan.
- 6.101 Policy JP-H1 sets out a requirement for a minimum of 164,880 net additional dwellings in Greater Manchester between 2021 and 2037 (an average of 10,305 dwellings per annum). Rochdale is proposed to deliver 9,858 of these net additional dwellings in total or 616 dwellings per annum³³.
- 6.102 PFE remains at a relatively early stage of preparation, having only recently been submitted for independent examination. A number of objections remain outstanding. It should therefore be attributed limited weight in the determination of the application.

Emerging Allocations Plan

- 6.103 RMBC is currently preparing the Allocations Plan which is intended to identify sufficient land to meet the housing and employment needs identified in the CS. The first draft of the Allocations Plan was subject to consultation between September and November 2018 and did not seek to allocate additional greenfield sites beyond the existing urban area, as the Council considers that sufficient land is available within the urban area and on consented sites to meet the needs identified in the CS.
- 6.104 The application site is located within the urban area and is therefore considered to comply with the emerging Allocations Plan.
- 6.105 The Allocations Plan is at a very early stage of preparation and is subject to a number of objections. Furthermore, the future of the plan is very much dependent on the outcome of the ongoing PFE examination. In this context, the contents of the plan can only be afforded limited weight in decision-taking at the current time.

Local Plan Evidence Base

- 6.106 The Council's evidence base confirms that the provision of larger, family housing is required in order to attract and retain higher income earning households and skilled workers to underpin the local economy.

³³ Publication Version PFE, Table 7.2

6.107 In particular, the 2015 SHMA confirms that:

- The vast majority (80%) of homes in the Borough in 2011 has two or three bedrooms, and that only 8.5% of homes had four or more bedrooms.
- The majority of homes across the Borough are terraced houses; representing over a third (34.4%) of all dwelling stock. Of those terraced houses, the majority provide three bedrooms or less.
- Detached houses comprise only 13.3% of all dwelling stock across the Borough; the majority of which provide four or more bedrooms.

6.108 The policy aspiration to diversify the existing housing market is also supported by a number of corporate strategy documents, including the Council's Sustainable Community Strategy³⁴ which seeks to deliver a *"high-quality, balanced and diverse housing supply that meets the needs and aspirations of the Borough's current and future residents"*.

6.109 The current Housing Strategy for the Borough³⁵ confirms that:

- Compared to other housing markets in the North West and Greater Manchester, the Rochdale and North East Manchester housing markets are generally less attractive.
- The housing on offer in the Rochdale Borough has stark differences in terms of quality and price and it fails to address the needs of existing or future residents.
- At present, only 7% of homes within the Borough are in Council Tax Bands E and above, compared to the national average of 19%.
- An oversupply of older terraced housing and a lack of high value housing across the Borough mean that it is failing to attract and retain residents with higher incomes.

6.110 Importantly, the Housing Strategy recognises that:

"Housing provision on its own will not create successful communities that retain and attract residents. We need to focus the right type of housing in the right areas..."³⁶

6.111 The Strategy recognises that the provision of high value housing could increase the wealth profile of the Borough by retaining existing, and attracting new, higher income earning households and skilled workers to underpin the local economy³⁷.

6.112 These documents provide additional support to the development plan aspirations which seek to increase housing delivery and diversify the existing housing stock. As has been demonstrated earlier in this appraisal, the proposed development fully complies

³⁴ Rochdale Borough Sustainable Community Strategy 2011-2021

³⁵ Housing Strategy 2017-2022 (RMBC, October 2017)

³⁶ Page 8, Housing Strategy 2017-2022 (RMBC, October 2017)

³⁷ Page 18, Housing Strategy 2017-2022 (RMBC, October 2017)

with these objectives; this is a material benefit which weighs in favour of the proposed development and to which significant weight should be attached.

Summary

- 6.113 The proposed development has been appraised against relevant policies of the adopted development plan and other material considerations, including the prevailing policies of the Framework.
- 6.114 Overall it is clear that the proposal responds positively to the strategic objectives, spatial strategy and general housing policies of the adopted development plan.
- 6.115 In respect of other material considerations, it is found that:
- The application site is within the control of David Wilson Homes; a major national housebuilder with an established reputation for delivery of family housing. The restoration and conversion of Silverhill Farm, Barn and two new dwellings will be completed by Rexel; an experienced property developer with an established track-record in delivering similar such schemes. The delivery of the proposed development will make a significant contribution to the supply and delivery of the type of housing required in the Borough.
 - The proposals are entirely consistent with up-to-date national planning policy contained within the revised Framework and represent sustainable development when considered against the requirements of the Framework as a whole.
 - The standard method for calculating local housing need and the submission version of PFE highlight the importance that the housing requirement identified in the CS is considered as a 'minimum' and not a 'ceiling' on development. In this context, it is important to ensure that planning permission continues to be granted for sites that would contribute towards meeting identified needs and represent sustainable development (such as the application site).
 - It has been evidenced throughout this statement that the delivery of the proposed development will provide a number of benefits locally, regionally and nationally, including:
 - **Contribution to the delivery of housing at a local level** – The development will be undertaken by a national housebuilder and identified partner with a track record for the delivery of residential units.
 - **Improvements in housing mix and choice** – The proposed development will provide a balanced mix of dwellings, providing a choice of type and size, with an emphasis on improving the quality and quantum of family housing in the Borough, in line with the Council's aims and the development plan strategic objectives and policies.
 - **Restoration of a designated heritage asset, facilitating its viable use** – The proposals will also restore the existing Grade II listed farmhouse, returning it its original domestic purpose. Furthermore the sympathetic

conversion of the associated barn to residential use will facilitate its long-term viable use. Both assets will be subject to an extensive programme of repair and rebuilding to ensure structural stability and reverse years of decay. Overall, the appreciation of the special interest of the listed building and the architectural resonance and historic relationship between the House and Barn will be more readily experienced.

- **Creation of a high quality residential environment which respects the character of the area** – The development has been carefully designed to respond positively and sympathetically to its built and environmental context and the character and appearance of the surrounding area.
- **Development in a sustainable location** – The development is within close proximity to local shops and services.
- **Provision of new landscaping** – a high quality landscape setting and external surfacing and enclosure materials are proposed. This will be provided in close proximity to the proposed housing to meet the needs of both new and existing residents.
- **New public open space** – the site will allow the wider public to access land which was not previously open to public use. This includes areas of public open space which will benefit new and existing residents.
- **Ecological enhancement opportunities** – The landscaping strategy for the site will allow for ecological enhancement and retention of existing landscape features. The proposed development will contribute to mitigate any biodiversity losses by virtue of off-site provision or an appropriate financial contribution to support habitat enhancement/creation in the local area, subject to agreement with the Council.
- **Creation of employment opportunities** – The construction phase of the development will create direct and indirect employment opportunities in the construction and supply chain.
- **Support for the transition to a low carbon future** – The development will mitigate and can adapt to future climate change through sustainable design and a commitment to deliver high quality, energy efficient and low carbon homes. It will meet national housing standards in relation to carbon reduction and promote sustainable travel choices.

6.116 The following section of this statement considers the planning balance in light of this policy appraisal.

7. Planning Balance

- 7.1 The appraisal undertaken in Section 6 indicates that the proposed development is consistent with the strategic objectives, spatial strategy and housing policies of the adopted development plan, as well as relevant design, environmental and technical policies. The proposed development complies with the adopted development plan as a whole and, in accordance with the provisions of the Framework planning permission should be granted unless material considerations indicate to the contrary.
- 7.2 The majority of other material considerations identified within this appraisal are similarly supportive of the proposed development and of a grant of planning permission.
- 7.3 However, the proposed development does result in less than substantial harm to the significance of the Grade II listed Silver Hill Farmhouse, albeit at the lower end of the scale, as set out in Section 6 and within the Heritage Statement.

In accordance with the Framework it is therefore necessary to perform a planning balance exercise to ascertain whether the less than substantial harm to the designated heritage asset is outweighed by the public benefits of the proposed development.

‘Public Benefits’

- 7.4 The public benefits associated with the proposed development are substantial and wide ranging. Specifically from a heritage perspective these comprise:
- The principal listed building will be refurbished and brought back into use in its original domestic purpose.
 - Sustainable long-term viable use for the Barn.
 - There will be an extensive programme of repair and rebuilding for the House and Barn as detailed in the Building Survey Report and Repair Statement and Drawing 21-088-021.
 - Windows and openings in the House and Barn will be unblocked and timber framed windows of an appropriate design reinstated to the House (to be finalised in collaboration with the conservation officer).
 - The appreciation of the special interest of the listed building and the architectural resonance and historic relationship between the House and Barn will be more readily experienced through; the removal of the security fence and planting and creation of public open space, demolition of the low-quality intervening brick structures, the more generous space within the farmyard which the new development will provide.
 - Higher quality farmyard setting replacing the existing concrete surface with a hard landscaping area, incorporating high quality materials including sandstone.

- Reinstatement of a garden to the south east of the House.
- 7.8 The listed Farmhouse and associated Barn are in a very poor and deteriorating condition and, as has been demonstrated through the application, can only be viably restored and reused as part of a comprehensive redevelopment scheme such as is presented within the application.
- 7.9 The wider social, economic and environmental benefits of the proposed development comprise
- **Contribution to the delivery of housing at a local level** – The development will be undertaken by a national housebuilder and identified partner with a track record for the delivery of residential units. The proposals will support the Council in maintaining a five year housing land supply, as well as attracting and retaining talent within the Borough by providing larger family housing.
 - **Improvements in housing mix and choice** – The proposed development will provide a balanced mix of dwellings, providing a choice of type and size, with an emphasis on improving the quality and quantum of family housing in the Borough, in line with the Council’s aims and the development plan strategic objectives and policies.
 - **Creation of a high quality residential environment which respects the character of the area** – The development has been carefully designed to respond positively and sympathetically to its built and environmental context and the character and appearance of the surrounding area.
 - **Development in a sustainable location** – The development is within close proximity to local shops and services.
 - **Provision of new landscaping** – a high quality landscape setting and external surfacing and enclosure materials are proposed. This will be provided in close proximity to the proposed housing to meet the needs of both new and existing residents.
 - **New public open space** – the site will allow the wider public to access land which was not previously open to public use. This includes areas of public open space which will benefit new and existing residents.
 - **Ecological enhancement opportunities** – The landscaping strategy for the site will allow for ecological enhancement and retention of existing landscape features. The proposed development will contribute to mitigate any biodiversity losses by virtue of off-site provision or an appropriate financial contribution to support habitat enhancement/creation in the local area, subject to agreement with the Council.
 - **Creation of employment opportunities** – The construction phase of the development will create direct and indirect employment opportunities in the construction and supply chain.

- **Support for the transition to a low carbon future** – The development will mitigate and can adapt to future climate change through sustainable design and a commitment to deliver high quality, energy efficient and low carbon homes. It will meet national housing standards in relation to carbon reduction and promote sustainable travel choices.
- **Supporting the local economy** – The development will generate additional council tax receipts and expenditure within the local economy, supporting local business and services.

7.9 These benefits are, having regard to the provisions of the Framework and the Planning Listed Buildings and Conservation Areas Act 1990, attract significant weight and considered to materially outweigh the limited degree of harm which has been identified to the significance of the listed Farmhouse and associated Barn.

Conclusions on the Planning Balance

- 7.4 The proposed development complies with the Strategic Objectives, spatial strategy, housing policies and all relevant 'development management' policies of the development plan. It is compliant with the adopted development plan as a whole and identified material considerations are entirely supportive.
- 7.5 The proposals have been formulated through careful analysis of the site, the surrounding area and pre-application discussions.
- 7.6 The substantial benefits which stand to realised form the development attract significant weight and clearly outweigh the very limited degree of harm which would arise from the proposals.
- 7.7 Taking the above into consideration, there is a compelling case for the granting of planning permission at the earliest opportunity.

8. Summary & Conclusions

- 8.1 This Planning Statement has been prepared to support an application for full planning permission and listed building consent for the refurbishment and conversion of the listed buildings and new residential development, with access and associated works on land at Silver Hall Farm and Kingsway Business Park Plot W, Rochdale. The application is submitted on behalf of David Wilson Homes.
- 8.2 David Wilson Homes is a major national housebuilder with a strong track record of delivering high-quality family housing across the North West, including within the Rochdale Borough. The Applicant is committed to the delivery of much needed family housing on the application site as part of its wider commitment to building in the Borough.
- 8.3 The character, design, layout and appearance of the proposed development has evolved over a period of months through an iterative design process; informed by discussions with RMBC officers and in response to feedback from the local community. This process has helped to ensure that the proposals respond to the local character and context within which the application site is located, whilst seeking to diversify the size and type of housing on offer by focusing on larger, family homes.
- 8.4 A total of 64, three, four and five bedroom homes will be provided, which includes the restoration of the Grade II Listed Silver Hill Farmhouse and conversion of the associated Barn. The type of housing proposed is comparable to existing housing within the area and will be of a comparable scale, character and massing to the surrounding local area; albeit with a particular focus on larger family homes in order to respond to the particular need for such within the Borough.
- 8.5 The proposed development has been appraised against relevant policies of the adopted development plan and other material considerations, including the prevailing policies of the Framework, at Section 6 of this statement.
- 8.6 Overall it is clear that the proposals respond positively to the strategic objectives, spatial strategy and general housing policies of the adopted development plan. The identified harm to the designated heritage asset, which is considered to be less than substantial, has been clearly outweighed by the benefits of the proposed development and other material considerations.
- 8.7 It is clear that the proposals represent sustainable development which will make a positive difference, creating an appealing neighbourhood which respects its context and caters for identified needs.
- 8.8 This is the type of development that Rochdale Borough should be aspiring to deliver and, by supporting its delivery through the grant of planning permission, the Council will be supporting its own stated objectives, as expressed in the adopted development plan. Furthermore, the proposals will deliver the restoration of an underused and dilapidated heritage asset and bring this back into a viable use.

- 8.9 For these reasons, there is a compelling case for the approval of the planning application, and planning permission should be granted at the earliest opportunity.

Appendix 1: Application Documentation

- This planning application is supported by the following documents:
- Completed Application Forms and Certificates
- This Covering Letter
- Site Location Plan (drawing ref. LP-01), prepared by DWH
- Architectural Drawings (Site Wide), comprising:
 - Existing Site Plan (drawing ref. SHF-BWB-00-ZZ-DR-G-0001 S2 P1), prepared by BWB
 - Planning Layout (drawing ref. PL01 Rev C), prepared by DWH
 - Planning Layout – Colour (drawing ref. PL01 Rev C), prepared by DWH
 - Proposed Site Sections (drawing ref. SK21-S Rev B), prepared by DWH
 - Slab Levels (drawing ref. ENG-01), prepared by DWH
 - Materials Plan (drawing ref. H5651 MT-01), prepared by DWH
 - Charging Point Plan (drawing ref. H5651 CH-01), prepared by DWH
 - Refuse Plan (drawing ref. H5651 RF-01), prepared by DWH
 - Housetype Drawing Pack, prepared by DWH
 - Single Garage Detail (drawing ref. LSG1H8), prepared by DWH
 - Twin Garage Detail (drawing ref. LDG2H8), prepared by DWH
- Architectural Drawings (Farm-yard), prepared by Storah Architecture, comprising:
 - Existing Site Plan (drawing ref. 21-088-005)
 - Existing Plans (drawing ref. 21-088-010)
 - Existing House Plans (drawing ref. 21-088-011)
 - Existing Barn Plans (drawing ref. 21-088-012)
 - Existing Elevations (drawing ref. 21-088-020)
 - Remedial Works (drawing ref. 21-088-021)
 - Proposed Site Plan (drawing ref. 21-088-200 Rev I)

- Proposed Farmhouse Plans (drawing ref. 21-088-202 Rev C)
- Proposed Farmhouse & Barn Elevations (drawing ref. 21-088-204 Rev C)
- Proposed Barn Plans (drawing ref. 21-088-208 Rev D)
- Proposed New House Plans (drawing ref. 21-088-205 Rev F)
- Proposed New House Elevations (drawing ref. 21-088-206 Rev G)
- Landscape and Boundary Treatment Design, comprising:
 - Landscape Masterplan (drawing ref. GL1670 01 Rev B), prepared by Golby + Luck
 - Detailed Landscape Proposals (Sheet 1 of 2) (drawing ref. GL1670 02 Rev A), prepared by Golby + Luck
 - Detailed Landscape Proposals (Sheet 2 of 2) (drawing ref. GL1670 03 Rev A), prepared by Golby + Luck
 - Proposed Site Plan – Landscape Treatment (drawing ref. 21-088-201 Rev J), prepared by Storah
 - Boundary Treatment and Surfacing Plan (drawing ref. H5651 BT-01 Rev A), prepared by DWH
 - 2m Acoustic Fence Detail (drawing ref. EXT WKS AF)
 - Boundary Wall – Type 1 Detail (drawing ref. DB-SD13-004 Rev D)
 - Close Boarded Fence Detail (drawing ref. DB-SD13-006 Rev B)
 - External Gate Detail (drawing ref. DB-SD13-014)
 - Site Entrance Feature Detail (drawing ref. H5651-SE-01)
- Topographical Survey (drawing ref. 02043/01 A)
- Design and Access Statement (document ref. 022_011_001_Rev B), prepared by E-Scape and Storah Architecture
- Planning Statement (dated July 2022), prepared by Turley
- Heritage Statement (dated July 2022), prepared by Turley
- Statement of Community Involvement (dated July 2022), prepared by DWH
- Building Survey Report and Repair Statement (dated February 2022), prepared by Kevin Neary
- Asbestos Re-inspection Report (doc. ref. 70075814; July 2020), prepared by WSP

- Asbestos Management Plan (Issue 09), prepared by Homes England
- Transport Assessment (dated June 2022), prepared by Banners Gate
- Framework Travel Plan (dated 29 June 2022), prepared by Banners Gate
- Flood Risk Assessment (dated December 2019), prepared by Banners Gate
- Section 104 Agreement Plan (drawing ref. 19216 / 100S104), prepared by Banners Gate
- Energy Statement (dated 28/06/2022), prepared by Environmental Economics
- Crime Impact Statement, prepared by GMP Design for Security
- Air Quality Assessment (dated June 2022), prepared by AAC
- Environmental Noise Assessment (document ref. AA20-1012-Ro2v1), prepared by Agility Acoustics
- Ecological Survey & Assessment, including Bat Survey (dated June 2022), prepared by ERAP
- Assessment of Biodiversity Net Gain (dated June 2022; document ref. 2019-300f), prepared by ERAP
- Biodiversity Metric 3.1 Calculation Tool (dated 27/06/22), prepared by ERAP
- Stage 1 Utility Report (dated October 2021), prepared by TDS
- Arboricultural Impact Assessment (document ref. P.1027.18 Rev B June 2022), prepared by Ascerta
- Phase 1 & 2 Geo-Environmental Assessment (doc. ref. KPW-BWB-ZZ-XX-RP-GE-0001_Ph1&2), prepared by BWB
- Landscape Management Plan (document ref. GL1670), prepared by Golby + Luck
- Construction Environmental Management Plan (dated July 2022), prepared by DWH
- Viability Assessment (dated July 2022), prepared by Roger Hannah

Appendix 2: Approved KBP Parameters Plan

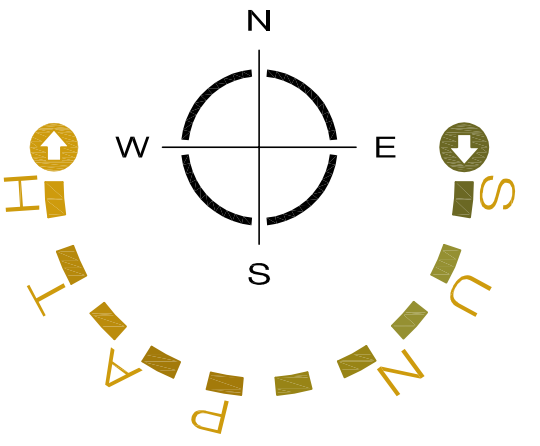
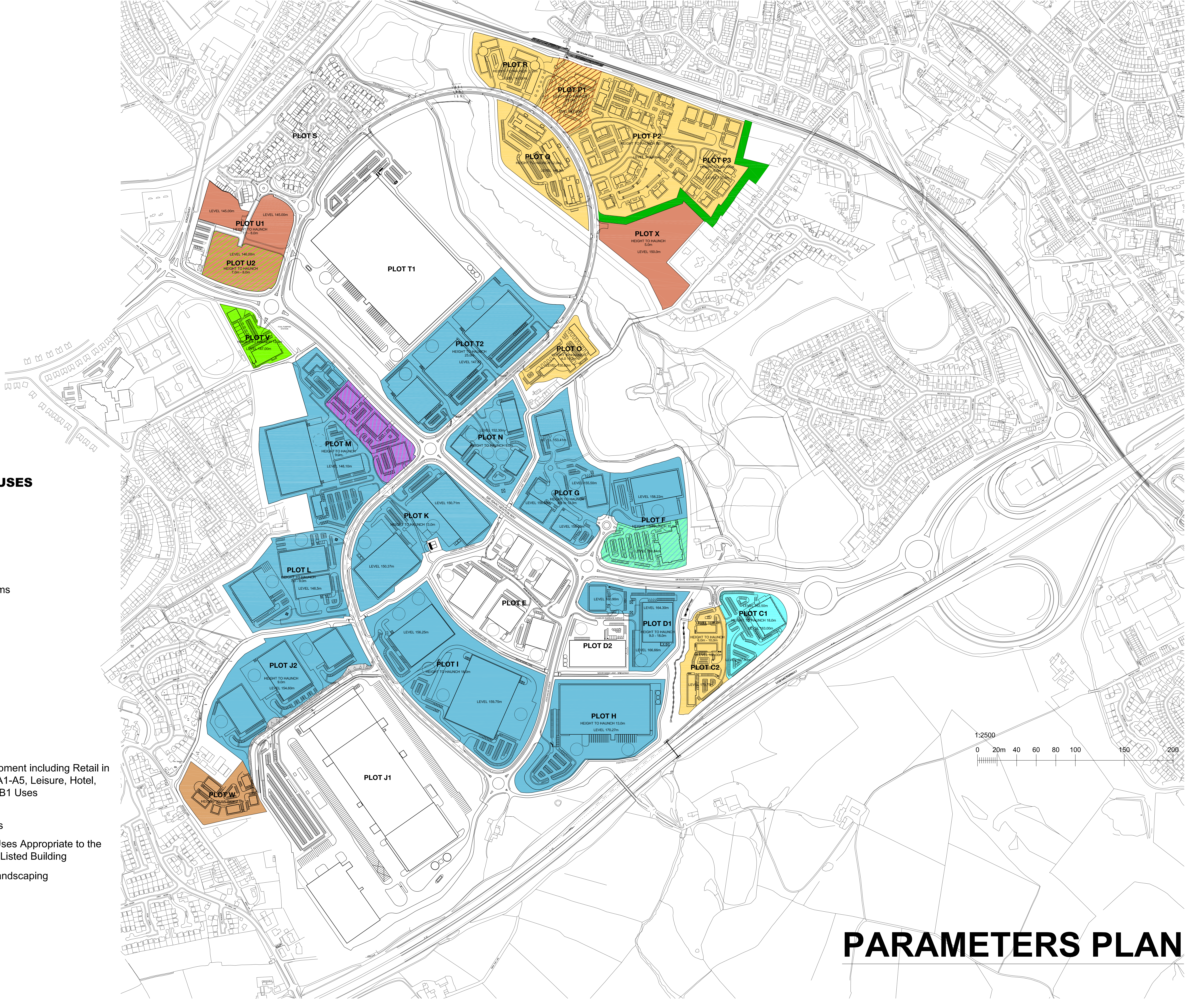
KEY TO LAND USES

BUSINESS USES

- B1(a) Office
- B1/ B2/ B8
- Car Showrooms

ANCILLARY USES

- Residential
- Leisure
- Hotel
- Mixed Development including Retail in Use Classes A1-A5, Leisure, Hotel, Residential & B1 Uses
- Local Services
- Small Scale Uses Appropriate to the Setting of the Listed Building
- New Buffer Landscaping



For Planning



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PROJECT
KINGSWAY BUSINESS PARK
ROCHDALE

TITLE
MASTERPLAN
PARAMETERS PLAN

SCALE
1:2500 @ A0

DATE
13/03/14

DRAWN
SF

REVIEWED

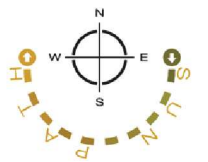
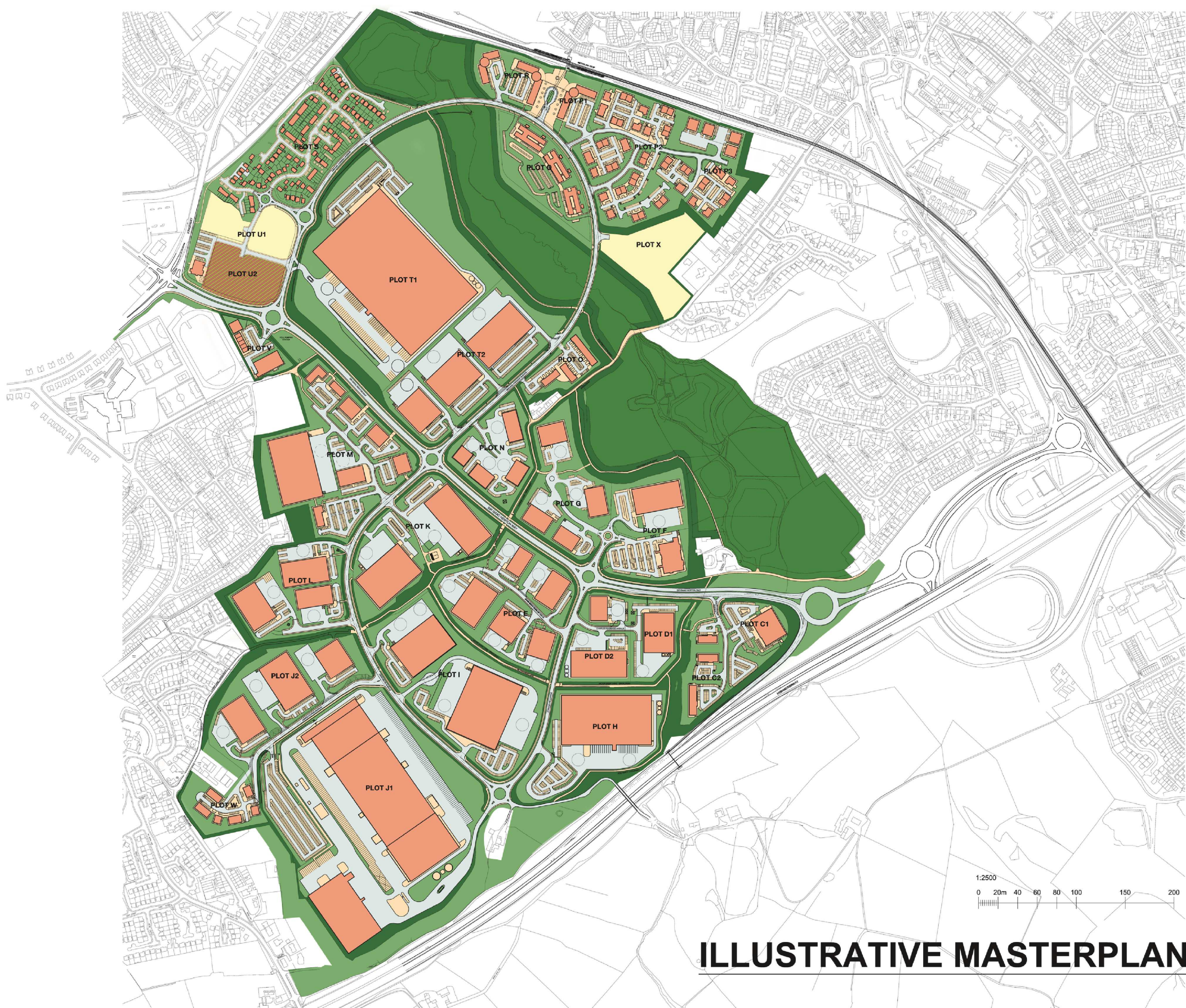
DRAWING NO
2013-233/102

REVISION

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PARAMETERS PLAN

Appendix 3: KBP Illustrative Masterplan



For Planning



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PROJECT
KINGSWAY BUSINESS PARK
ROCHDALE

TITLE
MASTERPLAN
ILLUSTRATIVE MASTERPLAN

SCALE
1:2500 @ A0

DATE
13/03/14

DRAWN
SF

REVIEWED

REVISION

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ILLUSTRATIVE MASTERPLAN

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