

Planning Statement Addendum

Land to the west of Smithy Bridge Road,
Littleborough

December 2024

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Client

Taylor Wimpey Manchester

Our reference

TAYM3008

Dec 2024

1. Introduction

1.1 This Planning Statement Addendum (hereafter referred to as 'PSA') is submitted on behalf of Taylor Wimpey UK Ltd and the Trustees of the Wood Trust and David Antony Buckley ('the Applicant') to Rochdale Metropolitan Borough Council ('RMBC') in support of the planning application at land west of Smithy Bridge Road ("the Site").

1.2 The planning application was validated by RMBC on 07 November 2022 with the following description of development (LPA ref. 22/01364/FUL):

Residential development: erection of up to 199 dwellings including vehicular access on to Smithy Bridge Road, with internal highways, car parking, footpaths, cycle paths, boundaries, gardens, open space and other associated works.

1.3 Since the validation of the planning application in November 2022, the Applicant has been working closely with Council Officers to facilitate amendments to the proposals as a result of comments received during the consultation process on the planning application. This PSA summarises the changes made and is accompanied by a number of revised plans. These are outlined in **Appendix 1**. Whilst this PSA summarises the key elements and findings of those other application documents, it is important that the application submission be read as a whole.

1.4 In addition, there have been material changes to the planning policy context against which this planning application is to be considered since preparation of the submitted Planning Statement in November 2022. In particular:

- Places for Everyone Plan (PfE) was adopted in March 2024 and now forms part of the statutory development plan for Rochdale. PfE allocates the Site for residential development (JP Allocation 22). The policies contained within PfE must be considered and given full weight in the determination of the planning application.
- The National Planning Policy Framework (NPPF) was updated in December 2023. There was a recent consultation on a revised draft of the NPPF, which ended on 24 September 2024, however, it is appreciated that this cannot currently be afforded material weight as the government are currently reviewing responses to this consultation for the outcome of this to be determined. Nevertheless, the accompanying Written Ministerial Statement¹ 'Building the homes we need' published on 30 July 2024 sets a clear intent and policy direction towards planning for growth and housing delivery and can be afforded moderate weight as a material consideration in the determination of planning applications. It is anticipated that the revised NPPF will be published before the end of 2024. Once

¹ <https://questions-statements.parliament.uk/written-statements/detail/2024-07-30/hcws48>

it is published, it will be given material weight in the determination of planning applications.

1.5 This PSA:

- Provides a summary of actions and responses from the Applicant in respect of consultee comments received during the determination process of the planning application (Section 2).
- Provides a summary of amendments that are proposed in respect of the planning application submitted (Section 3).
- Provides an appraisal of the amended scheme in accordance with relevant Development Plan policies and other material considerations (Section 4), and
- Revisits the overall Planning Balance for the proposals in light of the updated planning policy context, the scheme amendments made and other material considerations (Section 5).

1.6 The PSA should be read in conjunction with the original Planning Statement submitted with the planning application.

2. Response to Consultee Comments

- 2.1 This Section provides a summary of the consultee responses received since the validation of the planning application in November 2022 and the status of responding to comments, where relevant.

Table 2.1: Status of Applicant's response to consultee comments received for application ref. 22/01364/FUL

Consultee	Response	Status
Rochdale Council Highways Authority	No objection	No action required.
Transport for Greater Manchester	No objection	No action required.
Natural England	No objection	No action required.
Canals and Rivers Trust	No objection	No action required.
Open Space and Formal Sport	No objection – subject to financial contribution	Contributions towards new / enhanced infrastructure will be secured, subject to detailed viability considerations.
Lead Local Flood Authority (LLFA)	No objection – subject to discussions with United Utilities (UU)	The Applicant are continuing to liaise with the LLFA and UU.
Environment Agency (EA)	No objection – conditions recommended	The Applicant are liaising with the EA regarding the scope of the conditions requested.
Education Authority	No objection – subject to financial contribution	Contributions towards new / enhanced infrastructure will be secured, subject to detailed viability considerations.
Greater Manchester Archaeological Advisory Service (GMAAS)	No objection – conditions recommended	The Applicant issued formal response on 13 January 2023 confirming agreement to conditions. No further action required.
Greater Manchester Police (GMP)	No objection – subject to implementation of recommendations in Crime Impact Statement	Turley issued formal response on 13th January 2023. The response confirmed the applicant's agreement with nearly all of GMPs recommendations, aside from 3.3.7 (Where driveways are located at the side of dwellings it is highly recommended that dusk-til-dawn lighting is provided on the gable end of the

Consultee	Response	Status
		property to deter offenders from targeting vehicles) which confirmed that This will not be provided directly by the Applicant. Should future homeowners wish to install such lighting on their property, they will be able to do so.
Coal Authority	No objection – conditions recommended	The Applicant issued formal response on 13 January 2023 confirming agreement to conditions. No further action required.
Street Lighting Team	No objection – conditions recommended	The Applicant issued formal response on 13 January 2023 confirming agreement to conditions. No further action required.
Ground Conditions, Environmental Protection Team	No objection – conditions recommended	The Applicant confirms agreement to conditions. No further action required.
United Utilities	Further information requested	As above, the Applicant are continuing to liaise with the LLFA and UU regarding comments raised in relation to the proximity of dwellings to an existing sewer.

3. Amendments to the Proposed Development

- 3.1 This Section outlines the proposed amendments made as a direct result of comments received from Council Officers and consultees through the consultation process of the planning application.
- 3.2 This Section should be read in conjunction with the Design and Access Statement Addendum prepared by Pegasus.

Revised Layout Arrangement

- 3.3 The key change to the proposed layout from that previously proposed is the arrangement of the western development parcel. This change is discussed in detail within the Design and Access Statement ('DAS') Addendum prepared by Pegasus.
- 3.4 In summary, through discussions with RMBC Officers, the western development parcel has been rearranged to better reflect the existing built form to the north and works positively with the challenging topography of the Site.
- 3.5 Figure 3.1 below provides a comparison of the previous layout of the western parcel against that now proposed.

Figure 3.1: Comparison of previous layout (drawing ref. P21-2628_003S) of the western parcel against that now proposed (drawing ref. P21-2628_003KK) (extract from DAS Addendum, prepared by Pegasus).



- 3.6 The revised arrangement within this part of the Site has achieved the following positive design principles:

- The dwellings are orientated to create perimeter blocks and positively front out onto the open space, creating a sense of place and allowing natural surveillance to these areas.
- Creation of a strong grid layout in reference to the historic adjacent pattern of development, circa 30% Across and 70% Down the slope.
- A reduction in height of retaining structures within rear gardens / visibility from the public realm. Therefore, the retaining structures do not dominate the street scene and are provided within larger rear gardens, where possible.
- An accessible layout without the need for steps or steep pavements.
- Provision of additional informal pedestrian and cycle routes, reflecting key desire lines.

3.7 Other amendments to the layout include:

- **Allotment** – an allotment has now been included in the proposed scheme following discussion with RMBC Officers, due to the loss of the existing allotment in the northeastern part of the Site. The location of the re-provided allotment is directly adjacent to the east of the existing allotments along the northern boundary of the Site and to the north of plot 86. In accordance with local policy², this will be re-provided to a high standard of external appearance, modern facilities and good access. Being adjacent to the existing allotments ensures this.
- **Frontage parking** - has been reduced to runs of four and are scattered through the Site. Such parking is only provided along limited areas of terraces and semi-detached properties. All frontage parking spaces will be screened with appropriate landscaping.
- **The separation distances** - are all in accordance with the local requirements outlined in the Residential Design Guide Supplementary Planning Document.

Revision of Housing Mix

- 3.8 Taylor Wimpey has liaised closely with RMBC Officers to agree the most appropriate mix of residential accommodation. As per the original intention of the scheme, the aim is to create a diverse community with a particular emphasis on larger family homes in order to respond to the particular need for such within the Borough, as reflected in the allocation policy for the Site in Places for Everyone (Policy JPA 22) – discussed further in Section 4.
- 3.9 As such, the accommodation mix has been revised slightly to ensure the offer is reflective of this and the revised layout arrangement. The key change to the housing mix from that previously proposed is the introduction of 18 no. terraced properties.

² Policy G/7, Rochdale Unitary Development Plan (June 2006) and Policy G6, Rochdale Core Strategy (October 2016).

- 3.10 The number of dwellings proposed remains at 199 dwellings, consisting of a mix of detached, semi-detached and terraced properties. The 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.
- 3.11 The type of housing proposed is comparable to existing and proposed housing within the area. The proposed development will therefore be of a comparable scale, character and massing to the surrounding local area.

Table 3.1: Comparison of previous housing mix against the amended and now proposed housing mix.

			Previous Mix		Amended Mix	
Housetype	Dwelling Type	No. Bedrooms	No. Proposed	% total (according to no. beds)	No. Proposed	% total (according to no. beds)
Open Market						
Beaford	Semi-Detached	2	8	4%	2	3%
Beaford	Terraced	2			4	
Eynsford	Semi-Detached	3	30	56%	24	58%
Eynsford	Terraced	3			4	
Harrton	Semi-Detached	3	30		32	
Harrton	Terraced	3			4	
Tetford	Detached	3	19		10	
Tetford	Semi-Detached	3			4	
Aynsedale	Detached	3	19		24	
Byrneham	Detached	3	14		13	
Colford	Detached	4	23	34%	34	33%
Hubham	Detached	4	23		19	
Rightford	Detached	4	21		13	
Aireton	Detached	5	12	6%	12	6%
			199	100%	199	100%

Housetype Design Development

3.12 The design of the proposed housetypes have been developed in discussions with RMBC Officers, including the Design Officer. The DAS Addendum documents the significant amendments to proposed housetypes, with reference to the character areas they occupy. The main characteristics and areas of amendment include:

- Introduction of bespoke housetypes along the southern edge of the proposed development which will be finished in high quality reconstituted stone with vertical stone surrounds and features including glazed brick and timber panels (Character Area 4 'Roch Valley').
- Along the green corridors / wedges, all properties will have hipped roofs to feel less dominant in the streetscene and allow views to permeate through. Bespoke vertical fenestration surrounds will feature on these properties (Character Area 5 'Green Wedge').
- Introduction of chimneys, stone lintels and weatherboarding to select properties to add visual interest.

3.13 **Figure 3.2** below provides a comparison of an example of two previously proposed housetypes against those now proposed.

Figure 3.2: Comparison of previously proposed housetypes (left) against those now proposed (right).

Aynedale – Character Area 4 'Roch Valley'



Hubham – Character Area 4 'Roch Valley'



Colford – Character Area 5 ‘Green Wedge’



Eynsford – Character Area 3 ‘Rochdale’



- 3.14 A range of different house types have been carefully selected from a wider palette to create a development which is visually interesting and modern, yet coherent with the surrounding area. The use of different materials will create visual interest and add variety to the streetscene.
- 3.15 The advancement of the design of the housetypes has further enhanced the high-quality design that will be achieved across the proposed development.

Summary of Amendments

- 3.16 The amendments to the proposed development maintain the original intention of the scheme to provide a high-quality designed development which offers a variety and diverse mix of housing to meet local needs, including the provision of larger family homes.
- 3.17 The proposed development as a whole continues to contribute to boosting the supply of homes in Greater Manchester and delivering the homes that Rochdale and Greater Manchester need, as discussed in the original Planning Statement and in Section 4 of this PSA.

4. Relevant Planning Policy Context

- 4.1 This Section of the PSA replaces Section 5 in the original Planning Statement in its entirety.
- 4.2 In line with Section 38A of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 4.3 This section identifies the key national and local planning policy tests against which the merits of the Proposed Development must be appraised, including those set out in the adopted Development Plan.

The Development Plan

- 4.4 As set out in Section 1 of this PSA, since the submission of the application in November 2022, the Places for Everyone Joint Development Plan (PfE) was adopted in March 2024 and now forms part of the statutory development plan for Rochdale to 2039.
- 4.5 The development plan for Rochdale therefore comprises the following:
- Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 (PfE) (adopted 21 March 2024)
 - Rochdale Core Strategy ('CS') (adopted October 2016)³
 - Saved Policies of the Rochdale Unitary Development Plan ('UDP') (adopted June 2006)
 - Greater Manchester Minerals Plan (GMMP) (adopted March 2013)
 - Greater Manchester Waste Plan (GMWP) (adopted April 2012)
- 4.6 Those policies of most relevance to the consideration of this application are summarised below.

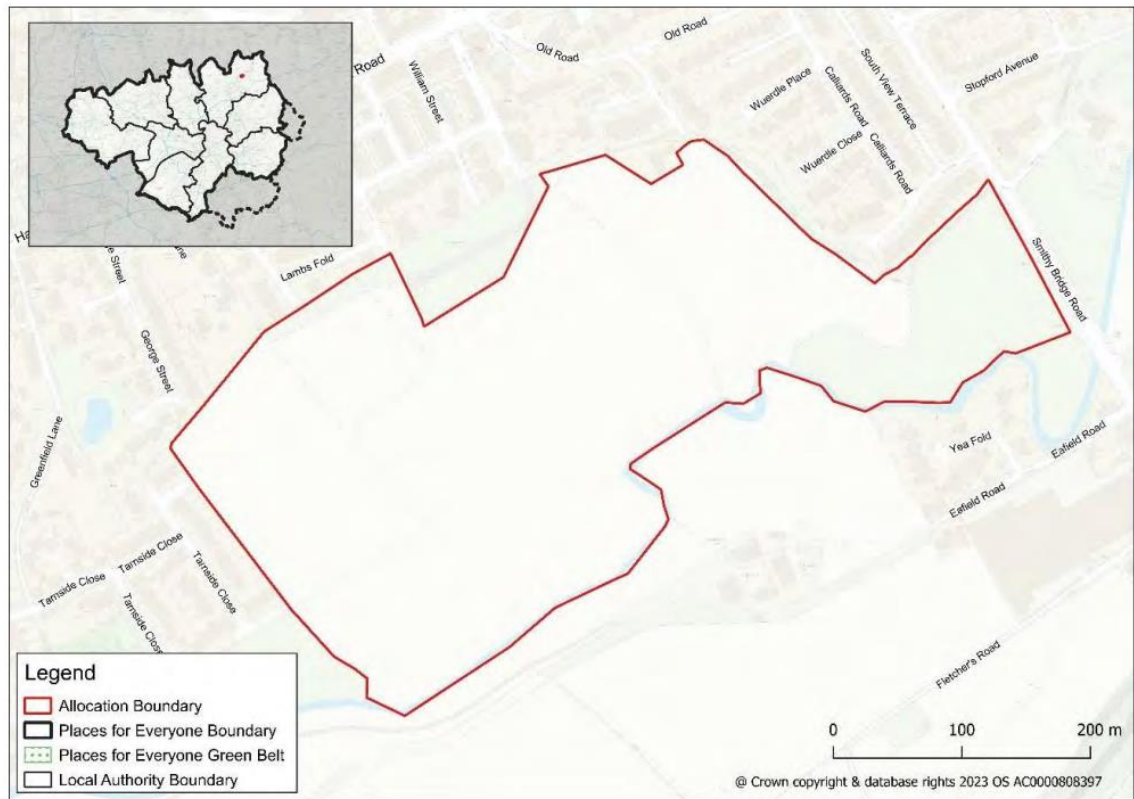
Land Use Designations

Places for Everyone (PfE)

- 4.7 An extract of the allocation map is provided below at **Figure 4.1** confirming the allocation of the Site for residential development.

³ Some Core Strategy policies have been superseded by PfE policies. Relevant policies are outlined in Appendix A of PfE (page 505).

Figure 4.1: JP Allocation 22: Roch Valley, Rochdale (Source: Places for Everyone Joint Development Plan, Policy JP Allocation 22: Roch Valley)



- 4.8 Through Policy JP Allocation 22 'Roch Valley', the Site is allocated for the development of around 200 homes, including the provision of larger (4, 5, and 6-bedroom) houses or similar types of larger homes, as agreed with the Local Planning Authority.
- 4.9 PfE has been subject to rigorous testing and evidence gathering with respect to many issues, including meeting housing needs, of which subsequent site allocations for residential development have been identified. The Sites identified are considered to comprise the optimum way to deliver housing needs across Greater Manchester and individual authority areas.
- 4.10 During the preparation and independent examination of PfE, detailed consideration was given to the responses of all technical consultees and all representations received in response to public consultations. Following careful consideration, the GMCA (supported by RMBC) proposed amendments to the policy text. The Inspectors who examined PfE took these into account in justifying the allocation of the Site, and that the allocation policy is sound.
- 4.11 The allocation policy contains a number of criteria that any development coming forward on the Site is required to adhere to in order to create a sustainable development. These criteria require development to:
1. Deliver around 200 homes including provision of larger (4, 5 and 6 bedroom) houses or similar types of larger homes as agreed with the Local Planning Authority, and affordable housing in accordance with relevant local plan

requirements, on the northern part of the Site adjacent to existing residential areas.

2. Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development.
3. Safeguard the land between the developed part of the Site and the River Roch to contribute to measures that deliver flood alleviation benefits for the River Roch catchment between Littleborough and Rochdale town centre.
4. Reflect and respond to the special qualities and sensitivities of the key characteristics of the Pennine Foothills (West /South Pennines) landscape character type in accordance with policy JP-G1, particularly in relation to the materials used, the incorporation of green and blue infrastructure and the landscaping along the boundary of the Site.
5. Protect and enhance archaeological features and where appropriate carry out archaeological evaluation for areas specified in the Roch Valley Historic Environment Assessment 2020 to understand where especially significant archaeology must be preserved in situ.
6. Make provision for new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C8. This should include maintaining and enhancing pedestrian and cycle routes through the valley both to promote active lifestyles and provide sustainable routes to local centres, services and public transport, notably Smithy Bridge railway station to the south.
7. The layout of the development should be designed so as not to preclude the future delivery of potential link road incorporating attractive, high-quality pedestrian and cycle routes between Smithy Bridge Road and Albert Royds Street (A664) to the west of the Site.
8. Make financial contributions for offsite additional primary and secondary school provision to meet needs generated by the development in accordance with policy JP-P5.
9. Mitigate the recreation disturbance impacts on the South Pennine Moors SAC/SPAs with reference to JP-G5, criterion 7 (c).
10. Consider the extraction of any viable mineral resources within Mineral Safeguarding Areas, in accordance with Policy 8 of the Greater Manchester Joint Minerals Development Plan (or any relevant policies in subsequent minerals plans).

Rochdale Core Strategy (October 2016) and Saved Policies of the Rochdale Unitary Development Plan (June 2006)

- 4.12 There are a number of policy designations which apply to all, or part of, the application site.

- 4.13 Due to the adoption of PfE and the Site's formal allocation for residential development, the Site's previous designation within Protected Open Land (POL) no longer applies⁴.
- 4.14 Those Core Strategy and UDP designations which are still relevant to the Site include:
- Greenspace Corridor – covers the whole Site.
 - Development and Flood Risk – covers the southernmost part of the Site
 - Recreational Rights of Way – refers to the route of the Rochdale Way along the southern edge of the Site.
 - Protection of Allotments – refers to an area within and adjacent to the northern boundary of the Site.
- 4.15 Relevant policies within the CS and saved policies of the UDP are summarised in turn below.

Greenspace Corridors

- 4.16 The Core Strategy seeks to sustain and enhance 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. Development is expected to not sever or impede the key functions of designated Greenspace Corridors or river valleys, or detract from their natural, visual or recreational quality, but enhance their value and accessibility⁵.
- 4.17 The UDP states that development within identified Greenspace Corridors will be permitted where it enhances the value of the Corridor, promotes high quality design, does not adversely disturb local residents and assists in realising potential for recreation and nature conservation⁶.
- 4.18 New development within or adjacent to the Greenspace Corridors should promote a high-quality design and seek to retain or re-establish a 'countryside' character and contribute to nature conservation interest through the detailed design and landscaping of the proposals⁷.

Development and Flood Risk

- 4.19 The southernmost part of the Site is identified as being at risk from flooding. Within such areas, the UDP seeks to restrict development unless an appropriate Flood Risk Assessment has been carried out and a number of criteria are met to eliminate the risk of flooding⁸.

⁴ As confirmed in Appendix A, page 505 of PfE.

⁵ Policy G6, Rochdale Core Strategy (October 2016)

⁶ Policy G/8, Rochdale Unitary Development Plan (June 2006)

⁷ Policy G/8(B), Rochdale Unitary Development Plan (June 2006)

⁸ Policy EM/7, Rochdale Unitary Development Plan (June 2006)

Recreational Rights of Way

- 4.20 The route of The Rochdale Way, along the southern edge of the application site, is identified on the UDP Proposals Map as a 'Recreational Rights of Way'.
- 4.21 The UDP confirms that the Council will protect, develop and improve these routes, and support schemes which facilitate the greater use of these routes by cyclists, horse riders and those with impaired mobility. Where opportunities and resources permit, the Council will support and implement enhancement schemes along the routes⁹.

Protection of Allotments

- 4.22 An area within and adjacent to the northernmost part of the Site is identified on the Proposals Map as allotments.
- 4.23 Within such areas, the Council will seek to protect allotment sites from development, unless alternative provision is made of at least equivalent standard. Where new sites are to be provided, a high standard of external appearance, modern facilities and good access is required¹⁰.
- 4.24 The Core Strategy also reiterates the policy protection for existing allotments¹¹.

Other Relevant Planning Policies

- 4.25 A summary of other relevant PfE and Rochdale Core Strategy and saved UDP policies is provided in **Appendix 2**.

Greater Manchester Joint Minerals Plan (adopted March 2013)

Minerals Safeguarding Area

- 4.26 The application site is located within an area of search / Mineral Safeguarding Area (MSA) for brick clay, coal and sandstone, as shown on the Rochdale map which accompanies the Greater Manchester Minerals Plan.
- 4.27 Relevant policy¹² states that all non-mineral development proposals within the Mineral Safeguarding Areas should extract any viable mineral resources present in advance of construction. Proposals that do not allow for the prior extraction of minerals will only be permitted where:
- a. The need for the development outweighs the need to extract the mineral; or
 - b. It can be clearly demonstrated that it is not environmentally acceptable or economically viable to extract the mineral prior to non-mineral development taking place; or
 - c. It can be clearly demonstrated that the mineral is either not present or of no economic value or too deep to extract in relation to the proposed development; or

⁹ Policy RE/6, Rochdale Unitary Development Plan (June 2006)

¹⁰ Policy G/7, Rochdale Unitary Development Plan (June 2006)

¹¹ Policy G6, Rochdale Core Strategy (October 2016)

¹² Policy 8, Greater Manchester Joint Minerals Plan (April 2013)

- d. The development is limited or temporary and would not prevent minerals extraction taking place in the future.

Greater Manchester Joint Waste Plan (April 2012)

- 4.28 The Greater Manchester joint waste Development Plan document formally became part of Rochdale's Development Plan on 1 April 2012. The document sets out the policies for future waste development and identifies sites across the borough for the location of waste uses.
- 4.29 There are no policies relevant to the application site or the proposed development in this document. It is, therefore, not considered any further.

Other Material Considerations

- 4.30 Documents that are capable of being 'material considerations' in the determination of this planning application include:
- The National Planning Policy Framework (adopted 20 December 2023) ('the Framework') and associated Planning Practice Guidance ('PPG').
 - Written Ministerial Statements relating to planning reform and the proposed NPPF.
 - Relevant adopted and emerging Supplementary Planning Documents ('SPD').
 - Associated evidence base and monitoring documents published by RMBC and GMCA.
- 4.31 The key messages and themes from these documents are summarised below.

The Framework and Planning Practice Guidance

- 4.32 The Framework is a material consideration to be afforded substantial weight in the determination of the application and is summarised below. The national Planning Practice Guidance ('PPG') also provides relevant guidance and is referred to within the following analysis and in other supporting reports where applicable.
- 4.33 Extensive parts of the Framework are of relevance and for the sake of brevity are not recited in full here but are drawn out in reaching conclusions in later sections of the Statement. In summary, the following parts are of particular relevance:

Achieving sustainable development

- 4.34 The purpose of the planning system is to "...contribute to the achievement of sustainable development..." (paragraph 7).
- 4.35 Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means as follows:

"c) approving development proposals that accord with an up-to-date Development Plan without delay; or

d) where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole...”
(paragraph 11).

Delivering a sufficient supply of homes

4.36 One of the key roles of the planning system is *“to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being...”*
(paragraph 8b).

4.37 In order to do so, local authorities must commit to *“significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”*
(paragraph 60).

4.38 Paragraph 74 sets out how *“the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities”*.

4.39 Paragraph 74 goes on to state how local planning authorities can *“set clear expectations for the quality of the places to be created and how this can be maintained [...] and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community”*.

Building a Strong and Competitive Economy

4.40 One of the core objectives for the planning system is to *“.....positively and proactively encourage sustainable economic growth.....”* (paragraph 86).

4.41 Planning policies and decisions should *“.....help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity.....”*. Policies and decisions *“.....should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.....”* (paragraph 85).

4.42 Local authorities are required to *“seek to address potential barriers to investment, such as..... housing.....”* (paragraph 86c).

Promoting healthy and safe communities

4.43 The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities (paragraph 96).

4.44 The Framework states that in order to provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should:

“(a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.”

And:

“(e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.” (paragraph 97).

4.45 The chapter states how open space and recreation play an important role in promoting healthy and safe communities. *“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change”* (paragraph 102).

Promoting sustainable transport

4.46 Chapter 9 of the Framework seeks to promote the delivery of sustainable transport.

4.47 The planning system should manage patterns of growth with significant development focused on locations which are, or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health (paragraph 109).

4.48 Development proposals *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”* (paragraph 115). It then lists a series of criteria that new development proposals should achieve, including giving priority to pedestrians and cyclists; addressing the needs of people with disabilities and reduced mobility; and creating places that are safe, secure, and attractive (paragraph 116).

4.49 The Framework is clear that all developments generating *“significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.”* (paragraph 117).

Achieving well-designed places

4.50 Chapter 12 of the Framework seeks to promote good design as a key aspect of sustainable development and creating better places in which to live and work and helps make development acceptable to communities.

- 4.51 It states that design quality “*should be considered throughout the evolution and assessment of individual proposals*” and emphasises the importance of “*early discussion between applications, the local planning authority and local community about the design and style of emerging schemes*” to clarify expectations and reconcile local and commercial interests (paragraph 137).
- 4.52 The Framework states that design should “*reflect local design policies and government guidance on design, taking into account any local design guides and codes*” (paragraph 139).

Conserving and enhancing the natural environment

- 4.53 The Framework states that when determining planning applications, local planning authorities should encourage developments which provide “*opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate*” (paragraph 186).
- 4.54 The chapter states that “planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the Site or the wider area to impacts that could arise from the development” (paragraph 191).

Consultation on NPPF and Written Ministerial Statement (July 2024)

- 4.55 The consultation on a revised draft of the NPPF concluded on 24 September 2024. It is recognised that it cannot currently be afforded material weight as the outcomes of the consultation are still to be determined by the Government.
- 4.56 Nevertheless, the accompanying Written Ministerial Statement¹³ (WMS) ‘Building the homes we need’ published on 30 July 2024 sets a clear intent and policy direction towards planning for growth and housing delivery and can be afforded weight as a material consideration in the determination of planning applications.
- 4.57 The WMS confirms that the Government recognise we are “*in the middle of the most acute housing crisis in living memory*”. In doing so, the Government have subsequently set out a number of reforms to “*fix the foundations of our housing and planning system*”. These include:
- **Restoring and raising housing targets** – update to the standard method to reflect local needs and the way housing markets operate, subsequently raising the annual housing target from 300,000 per year to 370,000 per year.
 - **Building in the right places** – prioritising brownfield land but recognising that this cannot meet all housing needs, therefore requiring local authorities to review Green belt boundaries and take a more strategic approach to Green Belt release.

¹³ <https://questions-statements.parliament.uk/written-statements/detail/2024-07-30/hcws48>

- 4.58 This intent from the Government provides greater impetus on the delivery of sites allocated for residential development, such as the Roch Valley site, as early as possible in order to contribute in the short-term to solving the housing crisis. This is a material consideration which can be afforded moderate weight in the determination of this application.

Supplementary Planning Documents

- 4.59 RMBC has adopted a number of Supplementary Planning Documents (SPDs) which provide additional detail and guidance to support policies within the development plan. Those SPDs of relevance to the determination of this planning application are summarised in **Appendix 2**.

Emerging Rochdale updated Local Plan ('the emerging Local Plan')

- 4.60 In June 2024, RMBC confirmed its intention under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 to update the Local Plan which will form part of the Development Plan for Rochdale.
- 4.61 It is intended that the updated Local Plan will replace the adopted Rochdale Core Strategy and saved UDP policies. It will set out a range of planning policies that will seek to sustainably manage development and will designate land for specific uses over the next 15 years. Once adopted, it will sit alongside and complement the adopted PfE and Greater Manchester Minerals and Waste plans.
- 4.62 RMBC held an initial consultation between June and August 2024 on the subject and scope of the Local Plan, seeking inputs on the key issues and priorities for the borough area and how these can be addressed through policies and designations. A Call for Sites exercise was also run alongside this initial consultation.

Local Plan Evidence Base

- 4.63 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.

Strategic Housing Land Availability Assessment (SHLAA) (March 2024)

- 4.64 The March 2024 SHLAA confirms that:
- The Council have calculated the five-year deliverable housing land supply using the Standard Method figure of 520 dwellings per annum, plus 5% buffer. This equates to a 5.2 years supply of deliverable housing land, as of the base date of 1 April 2023.
 - It is noted that this is lower than the previously claimed supply of 5.6 years in the March 2023 SHLAA, indicating that housing delivery remains a challenge in the borough. It is also worth noting that the outcome for Rochdale through the proposed standard method (2024 consultation) equates to 1,031 dwellings per annum, almost double the current figure.

Strategic Housing Market Assessment (SHMA) (January 2015)

- 4.65 The 2015 SHMA confirms that:

- The vast majority (80%) of homes in the Borough in 2011 had 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.

Summary of Key Considerations

4.66 In light of the above, the key considerations in determining the application are:

- The Site's allocation for residential development and the detailed policy requirements of PfE.
- The extent of accordance with the adopted Development Plan.
- The social, economic and other benefits of the proposed development.
- The contribution that the development would have to meeting housing needs in the short-term.
- The impact of the proposed development on a range of other planning matters, such as landscape, amenity, biodiversity and highways.

5. Planning Policy Appraisal

- 5.1 Planning law¹⁴ requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 The Framework sets out a ‘presumption in favour of sustainable development’, which means that development proposals that accord with an up-to-date development plan should be approved without delay¹⁵.
- 5.3 This section of the PSA appraises the Proposed Development (as amended) against the relevant planning policy context identified at Section 4, on a thematic basis. It replaces Section 6 of the original Planning Statement in its entirety other than where reference to the original Planning Statement is made directly.

The Principle of Development

Site Specific Policy

- 5.4 As outlined in Section 4, the following site-specific policies are relevant:
- Residential allocation (JP Allocation 22, PfE)
 - Greenspace Corridor (CS Policy G6, saved UDP Policy G/8)
 - Development and Flood Risk (Saved UDP Policy EM/7)
 - Recreational Rights of Way (Saved UDP Policy RE/6)
 - Protection of Allotments (CS Policy G6, saved UDP Policy G/7)
 - Mineral Safeguarding Area (Policy 8, Greater Manchester Joint Minerals Plan)
- 5.5 The Proposed Development is appraised against each of these policies in turn below.

Places for Everyone JP Allocation 22

- 5.6 In accordance with the allocation policy for the Site (JPA 22), the proposals:
1. Will deliver 199 new homes on the northern part of the Site, comprising a range of 2, 3, 4 and 5-bed dwellings and in accordance with relevant local policy requirements, including affordable housing which is being tested through a detailed Viability Appraisal and negotiations with RMBC. Policy C4 of the adopted Rochdale Core Strategy acknowledges 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 local policy in this regard.

¹⁴ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 54A of the Town and Country Planning Act 1990 (as amended)

¹⁵ Paragraph 11(c)

2. Have been designed through a comprehensive masterplanning process, as documented by the planning application documents, most notably the Design and Access Statement (October 2022) and Design and Access Statement Addendum (August 2024). This has involved close collaboration with Council Officers and PlacesMatter Design Review Panel to achieve an 'excellent design' in a highly sustainable location which takes advantage of this through the comprehensive network of footpaths and cycleways connecting the Site to surrounding areas, including the train station.
3. Have been designed to safeguard the land between the developed part of the Site and the River Roch. The southern part of the Site is free from built development and provides c. 5 ha of open space that will be accessible via footpaths. This area also includes a large pond to the south of the access road which, along with planting and the retained wet area, will include a variety of habitats to improve biodiversity such as wetland meadows.
4. Reflect and respond to the characteristics of the Pennine Foothills (West / South Pennines) landscape character type. The proposed development has been designed to positively reflect the landscape characteristics. In particular, the Landscape and Visual Impact Assessment (prepared by Randall Thorp) confirms the effects on landscape features and landscape character as a result of the proposed development are not significant. Indeed, it confirms that the proposed development would have a beneficial effect on landscape features, through the introduction of open spaces, tree and grassland planting along the Site boundaries and within the river corridor. Furthermore, following an assessment of the local area the proposed dwellings have been designed to ensure the architectural response complements the local character, whilst creating a development with a sense of place where people will enjoy living. Across the Site, there are a mix of different house types creating a subtle variety that complements the surrounding areas.
5. Protect and enhance archaeological features. The Archaeological Desk Based Assessment prepared by RPS concludes that there are no archaeological designated heritage assets on the Site and the archaeological designated heritage assets within the surrounding area are screened from the Site by intervening built development and topography. The Site has no historic associations with any archaeological designated heritage assets and therefore the proposed development will not directly or indirectly impact upon the heritage significance of any archaeological designated heritage assets. There are three non-designated archaeological assets recorded within the study site, all of which are considered to be of no more than local importance. The Assessment confirms, in light of the Site's low potential, the archaeological interest of the Site can be secured by an appropriately worded planning condition for a programme of archaeological investigation and recording attached to consent. Greater Manchester Archaeological Advisory Service ('GMAAS') have responded to the planning application confirming agreement to such conditions.

6. Make provision for new and improved sustainable transport. The development proposes new pedestrian and cycle links to the surrounding area, enhancing permeability and ensuring that it is not a stand-alone development. The Site is located immediately adjacent to a vibrant and sustainable residential area and in close proximity to existing local facilities and services which are easily accessible by foot, bicycle and public transport (including Smithy Bridge Train Station which is located 0.5 km to the south of the Site). The accompanying design documents show how the development will create informal recreation open spaces and permeable and legible pedestrian and cycle routes through the Site and into surrounding residential areas. There are therefore a wide range of opportunities for sustainable transport modes in the local area. The scheme also includes EV charging points to every dwelling.
7. Are designed to incorporate the eastern section of the potential link road and incorporates high quality and attractive pedestrian and cycle routes along this route. The road is proposed to comprise of a 6.5m wide carriageway with 2m footways either side and a 3m bidirectional cycleway to the south. Two Dutch crossing points are provided along the road which comprise a raised table with formal pedestrian and cycle crossings.
8. Make financial contributions for offsite education provision and also outdoor sports provision. Taylor Wimpey is committed to continuing to work with RMBC to progress detailed discussions about relevant financial contributions as the application progresses. The level of contributions that can be committed and the purpose to which this is put towards will be heavily dependent upon viability considerations in accordance with prevailing policy (paragraph 58 of NPPF).
9. Mitigate recreation disturbance impacts on the South Pennine Moors. The proposed development includes a combined foot / cycleway along the road and connecting into the two green corridors. This will enhance connections in an east-west direction and connect to the Roch Valley Trail; providing recreation opportunities and increased access to the surrounding community.
10. Have considered its location within a Mineral Safeguard Area through the preparation of a Mineral Resource Assessment which concludes that there is no shallow coal or associated brick clay on the Site and that the proximity of existing residential development means that the sandstone resource has no realistic prospect of ever being extracted.

5.7 The proposed development therefore complies with all provisions of Policy JPA 22.

Rochdale Core Strategy (October 2016) and Saved Policies of the Rochdale Unitary Development Plan (June 2006)

Greenspace Corridors

5.8 The application site is located within a Greenspace Corridor as defined on the UDP Proposals Map (Policy G/8).

- 5.9 The Roch Valley Corridor is identified as a key landscape feature forming part of Greater Manchester's strategic green infrastructure network at CS Policy G6. The focus within this area is to establish a Roch Valley Trail between Heywood and Littleborough in order to enhance visibility, create and enhance recreation destinations and improve access to and from urban communities.
- 5.10 Through pre-application discussions with the Council and in reviewing decisions made on other sites within the Greenspace Corridor, it has been established that this designation does not preclude the principle of development on the Site. It should, however, be taken into account to inform the layout and design of the proposals. Furthermore, the allocation of the Site for residential development in PfE is established. Therefore, any proposals should ensure that the design and layout of proposals respond to the Greenspace Corridor.
- 5.11 In this regard, a significant proportion of the Site closest to the river is not proposed for development. Rather, the development is proposed to be limited to an area that effectively 'rounds off' the existing urban form, in that it extends no further south towards the river. In addition, by its approach to design quality and green infrastructure, the proposed development presents an opportunity to enhance public access to the greenspace corridor along this part of the River Roch, in particular with the significant areas of Public Open Space proposed which will be accessible to both future and existing residents.
- 5.12 A combined foot / cycleway is also proposed through the Site, along the link road and connecting into the two green corridors, which will enhance connections in an east – west direction and connect to the Roch Valley Trail; providing recreation opportunities and increased access to the surrounding community.
- 5.13 The proposals clearly comply with UDP Policy G/8 and CS Policy G6 in respect of Greenspace Corridors and the Roch Valley Corridor. The Council's Policy Officer has raised no objection to the proposals in this regard.

Development and Flood Risk

- 5.14 UDP Policy EM/7 restricts development within designated flood plains unless an appropriate Flood Risk Assessment has been carried out and a number of criteria met. The submitted Planning Layout shows that no development is intended within those areas of the Site designated as flood plain. As such, the proposed development will not be at risk of flooding.
- 5.15 A detailed Flood Risk Assessment & Drainage Strategy has been prepared by LK Group, the assessment confirms all relevant consultees have confirmed that there is a negligible to low risk of flooding to this site from all sources except fluvial and surface water. It is recommended that the minimum finished floor levels for the development should be set at a nominal height above the proposed ground levels. This is to allow for overland flow during exceedance flows from an extreme event or a drainage failure.
- 5.16 The proposals comply with UDP Policy EM/7. The Lead Local Flood Authority and the Environment Agency have raised no objections to the proposal in this regard.

Protection of Allotments

- 5.17 UDP Policy G/7 seeks to resist the loss of existing allotments to facilitate development unless a replacement of an equivalent standard is provided. CS Policy G6 also seeks to protect allotments from development.
- 5.18 The main allotment area to the north of the Site will be retained; however, there is a small triangular piece of land to the north east of the main area of allotments which is in the ownership of the landowner for the application site and, therefore, within the redline boundary. For a number of years, the landowner has rented this part of the land to a member of the public for use as a chicken-run.
- 5.19 The design evolution of the proposed scheme has addressed comments from the Council, Design Review Panel, and concerns from members of the public which were made when the scheme was first consulted on a number of years ago. This area was of key interest to residents of Brooklyn Avenue and it was requested that extensive screening be incorporated between the existing and proposed properties. As demonstrated on the proposed site layout plan, this has been respected and incorporated.
- 5.20 Furthermore, this area is key to ensure that sufficient pedestrian and cycle links can be provided through the Site and into the existing residential area and beyond. This is something that has been welcomed by the Council and the Places Matter Design Review Panel to enhance permeability and legibility throughout the Site and provide improved connections to Smithy Bridge Train Station, promoting and encouraging the use of sustainable modes of transport.
- 5.21 Therefore, this allotment has been relocated within the scheme. The location of the re-provided allotment is directly adjacent to the east of the existing allotments along the northern boundary of the Site and to the north of plot 86. In accordance with aforementioned policies, this will be re-provided to a high standard of external appearance, modern facilities and good access. Being adjacent to the existing allotments ensures this.
- 5.22 The proposals therefore comply with UDP Policy G/7 and CS Policy G6.

Recreational Rights of Way

- 5.23 An existing route along the river corridor (adjacent to the application site) is identified on the UDP Proposals Map as a Recreational Right of Way. In addition, an existing Public Right of Way (PROW)⁵⁸ crosses the application site.
- 5.24 The proposed site layout seeks to retain the existing Public Right of Way (PROW) (WAR/FP6); however, the PROW is proposed for diversion to offer an attractive route through the proposed development, as demonstrated on the submitted PROW Plan⁵⁹ and Proposed Site Layout Plan.
- 5.25 The diverted route will continue to provide the link from the west of the Site to Smithy Bridge Road; however, will be re-routed to run along the proposed link road subsequently routing north through the public open space within the proposed development to the north west of the Site joining up with the existing PROW route. The route will then follow the existing route south until it will again be diverted to run

along the link road to Smithy Bridge Road. The proposed diversion will ensure that the PROW will be safe and accessible for all users, whilst providing an attractive route through the proposed development.

- 5.26 The PROW will comprise 2m in width along the entire route.
- 5.27 An application under Section 257 of the Town and Country Planning Act (as amended) for the diversion of the PROW will be submitted in due course.
- 5.28 The proposals will enhance the existing rights of way within the local area, thereby facilitating greater use of these routes by cyclists and pedestrians. The proposals are, therefore, fully compliant with UDP Policy RE/6. The Council's Public Rights of Way Officer and Policy Officer have raised no concerns or objections in this regard.

Prior extraction of mineral resources within Minerals Safeguarding Areas

- 5.29 The application site is located within a Mineral Safeguarding Area (MSA) for brick clay, coal and sandstone. This does not definitively mean that these resources are present, but it is a precautionary designation which means that further assessment of the potential for them to be present is required.
- 5.30 A Mineral Resource Assessment has been undertaken to support the application. It utilises desk-based research methods to assess the Site's underlying geology, before considering compliance with Policy 8 of the GMMP and CS Policy G10.
- 5.31 The Assessment confirms that there is no shallow coal or associated brick clay on the Site and that the proximity of existing residential development means that the sandstone resource has no realistic prospect of ever being extracted.
- 5.32 It is therefore demonstrated that the proposals are in accordance with GMMP Policy 8, as exemption criterion 3 is met.

Strategic Objectives

- 5.33 The application site is allocated for the residential development of around 200 dwellings. It is acknowledged that allocation of this site (JPA 22) is necessary to meet the needs in accordance with the strategic objectives and spatial strategy of PfE.
- 5.34 The central theme of PfE's spatial strategy is to deliver inclusive growth across the city-region. Increasing the competitiveness of the 'northern areas', which includes Rochdale, is identified - including through the allocation of sites for development - through the plan to help boost economic opportunities and diversify housing provision (PfE Policy JP-Strat 6).
- 5.35 Similarly, PfE Policy JP-H1 sets out a requirement for a minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039, or an annual average of around 10,305. For Rochdale, this equates to a total of 10,472 over the plan period and an average annual requirement of 616 additional dwellings. Further to this, PfE Policy JP-H3 outlines that development should seek to incorporate a range of dwelling types and sizes that meet local needs and deliver more inclusive neighbourhoods.

- 5.36 Through the allocation of the Site for the delivery of around 200 new homes, in particular larger family housing, the development proposed through this planning application makes an important contribution to the strategic policy objective above and PfE Policy JP-H1. Notably through the diversification of the housing stock within Rochdale, thus increasing the economic competitiveness of the area.
- 5.37 PfE Policy JP-H2 outlines the requirement to ensure substantial improvements in the ability of people to access affordable housing, in accordance with targets in local plans and evidenced through viability. As outlined earlier and in accordance with point one in the JPA 22 allocation policy, the ability (or otherwise) of the development to make a contribution towards affordable housing is being tested through a detailed Viability Appraisal and negotiations with RMBC. This is enabled through locally adopted Policy C4 which acknowledges that the provision of affordable housing can be adjusted to take into account the economic viability of a development.
- 5.38 Furthermore, the proposed development fully aligns with all five of the Strategic Objectives of the Rochdale Core Strategy, as follows:

- **SO1: To deliver a more prosperous economy** - Housing development is a key component of economic growth; as recognised by the Government in national policy. 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 potential economic benefits are presented on the infographic provided at **Appendix 5 of the original Planning Statement**, these include:
 - 85 gross direct jobs through construction, plus 75 net direct jobs (including 55 in Rochdale).
 - £6.9 million GVA economic output uplift annually during construction, including £4.2 million in Rochdale.
- **SO2: To create successful and healthy communities** - SO2 seeks to increase the housing offer within the Borough and ensure housing is provided which meets everyone's needs and aspirations. This objective 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.

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.

The proposed development will also make an important contribution towards improving the range of housing within the Pennine Fringe and the Borough as a whole; 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** - The character, design, layout and appearance of the proposed development has evolved through an iterative design process; informed by discussions with RBC officers and in response to feedback from the local community. Taylor Wimpey has also actively engaged with Places Matter in order to provide an independent design review of the proposals as they have evolved.

The accompanying Design and Access Statement and Design and Access Statement Addendum demonstrates how the proposals have evolved in response to the extensive pre-application engagement and consultation that has been undertaken and post-submission discussions with Planning Officers. 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.

- **SO4: To promote a greener environment** - Existing landscape features will be retained, and approximately half of the application site will be retained as open space; this approach protects and enhances the special character of the River Roch valley and ensures that the new housing is set within a landscaped setting.

The creation of a shared cycle / footway along the southern edge of the proposed development, along the link road, will enhance existing connections between the existing urban area and facilities to the east of the Site, including Smithy Bridge station. This route will also connect with existing facilities within the immediate surroundings, including existing cycle lanes on Smithy Bridge Road and recreational routes along the River Roch valley.

- **SO5: To improve accessibility and deliver sustainable transport** - It has been demonstrated in Section 2 of the original Planning Statement that the application site 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 shops and facilities within Smallbridge, Smithy Bridge and Littleborough, as well as existing bus stops and Smithy Bridge railway station.

The provision of pedestrian and cycle connections through the Site will enhance permeability and provide additional routes for the use of future residents, as well as existing residents to the north and west of the Site.

- 5.39 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 in the north of the Borough, including within the Pennine Fringe, where the Site is located.
- 5.40 The proposed development meets this objective by comprising a combination of 2-, 3-, 4- and 5-bedroom properties of a variety of sizes; focused on family housing.

Strategic Housing Policies

- 5.1 The analysis presented at **Table 5.1** considers the compliance of the proposed development with the strategic housing policies of the Core Strategy.

Table 5.1: Appraisal against Housing Policies

Policy	Appraisal of Proposed Development
CS Policy C1: Delivering the right amount of housing in the right places	Policy C1 confirms that in the north of the Borough, development should reflect the character and accessibility of the Pennine Fringe and that development that has limited impact on green infrastructure or amenity value will be considered. The proposals have been carefully designed, as shown in the submitted Design and Access Statement and Design and Access Statement Addendum, to reflect the surrounding area's character and ensure impact on green infrastructure and amenity value is limited; rather there is a positive effect through the provision of significant areas of landscaped open space and the provision of recreational routes through the Site.
CS Policy C3: Delivering the right type of housing	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 require high design standards and the efficient use of land. The proposed development will feature a number of housetypes 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 and Design and Access Statement Addendum. Additionally, Policy C3 states that there should be a focus on providing higher value housing with lower densities in the north of the Borough in order to attract and retain residents. The proposed layout of the development has evolved through extensive discussions with RBC officers, consultation with the local community and an independent design review by Places Matter. The evolution of the design of the scheme from the very initial layout prepared a number of years ago has sought to address feedback received from stakeholders through reducing densities and increasing the size of units to be provided on site to allow a more diverse offer which focuses on higher value family housing.
CS Policy C4: Providing affordable homes	The ability (or otherwise) of the development to make a contribution towards affordable housing is to be tested through a detailed Viability Appraisal and negotiations with RBC. 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.

Conclusion on Principle of Development

- 5.2 Based on the above appraisal, it is clear that the principle of residential development on the Site complies fully with the overall spatial strategy and objectives of the adopted development plan.
- 5.3 In summary, the proposed development is allocated for the delivery of around 200 dwellings through PfE. The proposed development has been designed in accordance with the relevant adopted policies of PfE and the Rochdale Core Strategy and saved policies of the UDP.

5.4 The principle of developing the Site for new homes is therefore acceptable.

Other Technical and Environmental Matters

5.5 The preceding sections have demonstrated the contribution the proposal will make to achieving sustainable development, as expressed in the Framework, in relation to the multiple and notable positive effects it will have on the diversification of the housing market.

5.6 This Section considers all other matters considered material to the planning balance. The technical documents which are submitted alongside the application have assessed the impact of the proposed development in respect of all relevant technical and environmental issues. The content and findings of these assessments is summarised in **Table 5.2** below, in the context of relevant policies of the Development Plan and other material considerations as summarised in Section 4 and set out in detail at **Appendix 2**.

5.7 This demonstrates that the proposed development complies with all other relevant policies of the development plan and are consistent with up-to-date national planning policy contained within the Framework and represent sustainable development when considered against the requirements of the Framework as a whole.

Table 5.2: Appraisal of the revised scheme against other technical and environmental matters.

Theme	Relevant Document	Appraisal
Development Management Policies	- Design and Access Statement (November 2022), prepared by Pegasus - Design and Access Statement Addendum (August 2024), prepared by Pegasus - Energy Report (February 2024), prepared by Award Energy	The appraisal against Core Strategy ('CS') Policies DM1, DM2 and G1 within the original Planning Statement at paragraphs 6.110 – 6.113 remain relevant. The proposed development complies with these policies.
Design	- Design and Access Statement (November 2022), prepared by Pegasus - Design and Access Statement Addendum (August	As per the conclusions in the original Planning Statement (paragraphs 6.114 – 6.116) and discussed in Section 3 of this PSA; the proposed development achieves a high-quality design which has been positively developed with RMBC Officers, including the Design Officer. Furthermore, PfE Policy JP-H4 seeks to ensure that new housing development is delivered at a density appropriate to the location, reflecting the relative accessibility of the Site by walking,

Theme	Relevant Document	Appraisal
	2024), prepared by Pegasus	cycling and public transport and the need to achieve efficient use of land and high-quality design. The proposals have been designed to ensure a broad range of dwellings and choice. The development will achieve an average density of 30 dwellings per hectare (dph) across the Site; 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 accords with PfE Policy JP-22, JP-H4, CS Policies P1, P2, P3, C6 and DM1, and UDP Policy G/8(B), and Section 12 of the Framework.
Ecology	- Ecology Assessment (V 3.0), prepared by TEP - Biodiversity Net Gain Assessment and Metric (January 2023), prepared by TEP	The Ecology Assessment remains unchanged from that originally submitted. The Biodiversity Net Gain (BNG) Strategy has evolved since the initial submission. Whilst the approach remains to include a blend of on-site and off-site enhancement to secure a 10% net gain, Taylor Wimpey have now secured a site to provide the required off-site enhancements. The Site is at Dewhirst Road which is c. 2.5 km to the north west of the Site. The has been agreed with Officers and Greater Manchester Ecology Unit (GMEU) as an acceptable approach. This is also in accordance with the BNG regulations being mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The proposed development therefore complies with PfE Policies JP-G7 and JP-G8, CS Policies G7 and C6, and UDP Policies G/8(A) and NE/2, and paragraphs 180 and 186 of the Framework.
Health	- Health Impact Assessment (September 2022) - Health Impact Assessment Addendum (August 2024 (Appendix 3 of this PSA))	The appraisal against CS Policy C6 at paragraph 6.125 in the original Planning Statement remains relevant, as confirmed in the Health Impact Assessment Addendum presented at Appendix 3 of this PSA. For completeness, a targeted update has been conducted in relation to the proposed development's impact on GP facilities. The updated analysis continues to demonstrate that sufficient capacity would be available at local GP surgeries to accommodate the potential uplift in demand generated by the proposed development. A financial contribution in relation to health facilities is therefore not required, as per previous conclusions. The proposed development is in accordance with PfE Policy JP-C3 – C5 JP-P1, JP-P6, JP-P7, CS Policy C6, and paragraph 96 and 97(b) of the Framework.

Theme	Relevant Document	Appraisal
Education	- Planning Statement (November 2022) - Planning Statement Addendum (September 2024)	The proposed development will make contributions towards new / enhanced infrastructure will be secured through, subject to detailed viability considerations. The proposed development therefore complies with PfE Policy JP-P5 and CS Policy C7 and paragraph 99 of the Framework.
Trees	Arboricultural Impact Assessment (February 2024), prepared by Urban Green	Urban Green has undertaken an updated Tree Survey and provided a revised Arboricultural Impact Assessment (AIA). This confirms that the proposed development necessitates the removal of seven trees, four hedges, a section of a one hedge, one tree from one group and four sections of one further group. All of these are deemed either low or unsuitable quality as defined in BS5837:2012. The AIA includes a number of recommendations, as per those outlined in paragraph 6.127 of the original Planning Statement. The proposed development takes into account the recommendations of the technical consultant and does not, overall, adversely affect existing trees on site. The proposed development would therefore comply with the requirements of PfE Policy JP-G7, CS Policies P1, G7 and DM1, and paragraphs 136 and 180 of the Framework.
Transport and Access	- Transport Assessment (September 2022), prepared by i-Transport - Travel Plan (September 2022), prepared by i-Transport	The appraisal of the proposed development against CS Policies P3, G1, C6, T2 and DM1 at paragraphs 6.129 – 6.130 in the original Planning Statement remain relevant. There are no transport or highway related reasons which should preclude planning permission from being granted. Indeed, there are no objections from the Local Highways Authority or TfGM. The proposed development therefore complies with PfE Policies JP-P1, JP-C1, JP-C3, JP-C4, JP-C5 and JP-C7, CS Policies P3, G1, C6, T2 and DM1, and paragraphs 114 – 117 of the Framework.
Sustainability	Energy Report, prepared by Award Energy	CS Policy G1 seeks to ensure that CO2 emissions are not increased through development and that proposals include adaptation measures to combat climate change. PfE Policy JP-S2 seeks to deliver a carbon neutral Greater Manchester no later than 2038 and outlines a number of measures which will be supported to achieve this, including an expectation on development proposals to be net zero carbon, with the target trajectory expected to be in line with 2025 Future Homes Standard. As demonstrated through the Energy Report prepared by Award Energy, in accordance with RMBC's sustainability

Theme	Relevant Document	Appraisal
		requirements, the enhanced fabric specification of the new dwellings proposed for the proposed development reduces average energy demand on the Site by 1.91% and average carbon emissions by 5.82% over the 2021 Building Regulations requirements. This results from the use of photovoltaic panels across the scheme (equating to c. 317.52 kWp) and the provision of energy efficiency measures. The sustainable measures proposed are in line with RMBC's Core Strategy Policies G1 and G2 and the National Planning Policy Framework 2023, which emphasise sustainable development, energy efficiency and reduction in carbon emissions. As the proposed development is expected to commence in 2025, the homes will be built to the 2025 Future Homes Standard. This will be mandated through the associated Building Regulations process. The proposed development therefore complies with PfE Policy JP-S2, JP-S3, JP-S6, JP-S7 and CS Policy G1 and paragraphs 157, 162 and 168 of the Framework.
Ground Conditions	LK Group documents: - Final Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy (doc ref. CL-602-LKC 18 1005-02) (July 2022) - Slope Stability Risk Assessment (doc ref. CL-602-LKC 22 1183-01) (August 2022) - Mining Report (doc ref. Q316 SFK (TLC1004) rep CH LKConsult 011018 (Rev G) (October 2019) - Mineshaft Remediation Strategy (letter dated 10 December 2019)	The appraisal of the proposed development against CS Policies G9 and DM1 at paragraphs 6.131 – 6.133 of the original Planning Statement remain relevant. Similarly, there are no objections from the Council's Environmental Protection Team, subject to the imposition of standard planning conditions. The proposed development complies with these policies and paragraph 189 of the Framework.

Theme	Relevant Document	Appraisal
Flood Risk and Drainage	Flood Risk Assessment and Drainage Strategy (February 2024), prepared by LK Group	LK Group have updated the previous Flood Risk Assessment and Drainage Strategy to account for revised climate change allowances since the previous iteration. This confirms that the conclusions of the previous assessment remain the same, in which a recommendation is proposed to set minimum finished floor levels at a nominal height above the proposed ground levels. The proposed development has taken this recommendation into account. There are therefore no objections from the LLFA or EA. The proposals therefore comply with PfE Policy JP-S4, CS Policies G8 and C6 and UDP Policies EM/7 and EM/8, and paragraphs 165, 173 and 175 of the Framework.
Noise	Noise Impact Assessment (September 2022), prepared by Ensaf	The appraisal of the proposed development against CS Policy G9 at paragraphs 6.136 – 6.137 of the original Planning Statement remain the same. A suitably worded condition can be applied to any planning permission requiring the preparation and approval of a noise mitigation scheme. The proposed development therefore complies with PfE Policies JPA 22, JP-S5, CS Policy G9 and paragraph 191 of the Framework.
Open Space and Green Infrastructure	Design and Access Statement Addendum (January 2024), prepared by Pegasus	The proposed development complies with the relevant standards and incorporates a total of 1.19 ha of Public Open Space (comprising a LEAP, a network of footpaths and cycle routes, a retained and diverted Public Right of Way and seating areas), and a further 4.86 of Open Space. Furthermore, PfE Policy JP-G2 outlines that a strategic approach will be taken to the protection, management and enhancement of Green Infrastructure. PfE Policy JP-G6 seeks to ensure there is an appropriate scale, type, quality and distribution of accessible urban green space and that development should be designed to support the positive use of nearby green spaces. As detailed in Section 4 and 6 of the original Planning Statement, the Design and Access Statement and Design and Access Statement Addendum, the proposed development has been designed to respond and respect to the surrounding local characteristics. Particular emphasis has been placed on respecting key viewpoints and creating two large open vistas to the Pennine Countryside, through the delivery of two new green corridors within the Site. These will function as public open space and include footpath and cycle connections and routes through the Site and to surrounding areas. These green corridors beneficially define

Theme	Relevant Document	Appraisal
		the development parcels within the Site, enhancing distinctiveness and creating a sense of place. In addition, the southern part of the Site, to the south of the road, will be free from development and be retained as accessible open space with footpaths leading into this area of the Site from the road. The proposed development therefore complies with PfE Policies JP-G2 and JP-G6, and CS Policies G1, C6, C8 and DM2.
Air Quality	Air Quality Assessment (September 2022), prepared by Ensafé	The appraisal of the proposed development against CS Policy G9 at paragraphs 6.140 – 6.141 of the original Planning Statement remain the same. PfE Policy JP-S6 seeks to ensure a comprehensive range of measures are taken to support improvements in air quality, focusing particularly on the locations where people live. The Air Quality Assessment concludes that the use of good practice control measures would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level. The Site is therefore considered suitable for proposed end use without the implementation of protective mitigation techniques. The proposed development complies with PfE Policies JPA 22, JP-C5, CS Policy G9 and paragraphs 191 and 192 of the Framework.
Landscape and Visual Impact	Landscape and Visual Impact Assessment (September 2022), prepared by Randall Thorp	The appraisal of the proposed development against CS Policies P2, P3, DM1 and UDP Policy G/8(A) at paragraphs 6.142 – 6.144 of the original Planning Statement remain unchanged. Randall Thorp have confirmed that the changes to the proposed development are such that they will not materially change the outcome of the findings of the Landscape and Visual Impact Assessment. As such the proposed development complies with PfE Policy JP-G1, CS policies P2, P3, DM1 and UDP Policy G/8(A) and paragraph 180(a) of the Framework.
Heritage	Built Heritage Assessment (February 2024), prepared by RPS	RPS have updated the Built Heritage Assessment to reflect recent changes to the National Planning Policy Framework (NPPF) since the original submission and previous issue of the report, dated March 2022). However, the conclusions discussed at paragraphs 6.145 and 6.146 of the original Planning Statement remain unchanged, such that the proposed development will not cause harm to any identified heritage assets.

Theme	Relevant Document	Appraisal
		The proposed development is therefore in accordance with PfE Policy JP-P2, CS Policy P2, and Chapter 16 of the Framework.
Archaeology	Archaeological Desk-Based Assessment (February 2024), prepared by RPS	RPS have updated the Archaeological Desk-Based Assessment to reflect recent changes to the NPPF since the previous issue of the report, dated March 2022. The conclusions discussed at paragraphs 6.147 – 6.150 of the original Planning Statement remain unchanged, such that in light of the Site’s low potential, the archaeological interest of the Site can be secured by an appropriately worded planning condition for a programme of archaeological investigation and recording attached to consent. This approach has been agreed with Greater Manchester Archaeological Advisory Service, as per the comments on the planning application. The proposed development is therefore compliant with PfE Policy JP-P2, CS Policy P2 and UDP Policy EM/7 and paragraph 200 of the Framework.

6. Summary and Conclusions

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of NPPF states that the policies contained therein are material considerations which should be taken into account in dealing with applications. Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development by approving development proposals that accord with an up-to-date development plan without delay.
- 6.2 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.
- 6.3 Importantly, following the adoption of Places for Everyone in 2024, the Site is now formally allocated for residential development. The Site is a key component in providing much needed, larger family housing with Rochdale and Greater Manchester. The proposed development accords with the JPA 22 – the Site’s allocation within the adopted development plan.
- 6.4 Overall, the proposal responds positively to the strategic objectives and general housing policies of the adopted development plan. The proposed development is compliant with all other relevant planning policies within the development plan, including the residential allocation within Places for Everyone. No conflict arises.
- 6.5 In respect of the other material considerations, it is found that:
- The application site is entirely within the control of Taylor Wimpey UK Ltd, a major national housebuilder with an unparalleled record in the industry and a strong track record of delivering housing in Rochdale. Taylor Wimpey is committed to the delivery of much needed family housing on the application site as part of its wider commitment to building in the Rochdale Borough. Subject to planning permission being granted, Taylor Wimpey would look to commence development as soon as any pre-commencement conditions have been discharged, indicating a potential start on site in Q1 of 2025. Based on this anticipated start date, and an average build rate of 45-50 dwellings per annum, the full quantity of dwellings could be delivered by the end of 2030.
 - The proposals are consistent with up-to-date national planning policy contained within the Framework and represent sustainable development when considered against the requirements of the Framework as a whole. Furthermore, the recent consultation on the NPPF and the WMS ‘Building the homes we need’ set out the intent of the Government to addressing housing delivery and growth – the WMS confirms that “*we are in the middle of the most acute housing crisis in living memory*” and sets out a number of reforms, including reviewing Green Belt boundaries, to address the housing crisis. Therefore, where sites are allocated for residential development and accord with the provisions of the development plan and Framework, as a whole; the WMS provides even greater impetus for

such development to be approved without delay and can be afforded moderate weight in the determination of this application.

- It has been evidenced throughout this PSA and the original Planning 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 overseen by Taylor Wimpey UK Ltd. This will contribute to Rochdale and Greater Manchester meeting their housing need and the delivery of Places for Everyone.
 - **Increasing Northern Competitiveness** – Through providing a range of family homes in the context of the past under-provision of such homes will support the diversification and re-balancing of the local housing market and in turn increase northern competitiveness.
 - **Improvements in housing mix and choice** - The proposed development will provide a mix of dwelling sizes, with an emphasis on high-quality family homes.
 - **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.
 - **Provision of net gain in biodiversity** – Taylor Wimpey is committed to providing 10% biodiversity net gain through on-site and off-site measures.
 - **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 the Site's sustainable location ensures it promotes sustainable travel choices.
 - **Economic benefits** – Economic benefits and employment opportunities will be realised from the scheme through the construction of the proposed development. Local spending and Council Tax revenue increases will also deliver economic benefits.

6.6 Taking the above into consideration, there is a compelling case for the granting of planning permission at the earliest opportunity in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the Framework.

Appendix 1: Updated List of Drawings and Documents

Document Title	Original Document Reference / Date	Author	Updated Document Reference / Date
Planning Statement	October 2022	Turley	n/a – Planning Statement Addendum
Planning Statement Addendum	December 2024	Turley	n/a
Sustainability and Energy Statement	September 2022	Award Energy	February 2024
Heritage Assessment	V1	RPS	V3
Archaeological Assessment	V1.2	RPS	V1.3
Tree Survey and Arboricultural Impact Assessment	Rev 02	Urban Green	Rev 03
Landscape Visual Impact Assessment	V5	Randall Thorp	n/a – no updates required
Air Quality Assessment	Rev 1	Ensafe	n/a – no updates required
Noise Impact Assessment	Rev 2	Ensafe	n/a – no updates required
Final Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy	Rev 5	LK Group	n/a – no updates required
Mineshaft Remediation	December 2019	LK Group	n/a – no updates required
Mining Report	Rev G	LK Group	n/a – no updates required
Slope Stability Risk Assessment	R2	LK Group	n/a – no updates required
Flood Risk Assessment and Drainage Strategy	R0	LK Group	R1
Transport Assessment	September 2022	iTransport	n/a – no updates required to main report; however, updated drawings provided as follows: - Swept Path Analysis – Refuse Collection Vehicle and Bin Carr

Document Title	Original Document Reference / Date	Author	Updated Document Reference / Date
			Distances (drawing no. ITM11353-SK-032 B) - Internal Junction Visibility Splays (drawing no. ITM11353-SK-033 B)
Travel Plan	September 2022	iTransport	n/a – no updates required
Health Impact Assessment	September 2022	Turley Economics	Addendum included at Appendix 2 of the Planning Statement Addendum
Ecological Assessment	V3.0	TEP	Ecological Assessment Addendum (document ref. 8776.012 V1.0)
Water Vole Technical Report - 2024	n/a	TEP	V2 (October 2024)
Bat Survey Technical Report - 2024	n/a	TEP	V2 (October 2024)
Design Stage BNG Assessment	V3	TEP	V5
BNG Briefing Note	V2	TEP	n/a – no updates required
BNG Metric	July 2022	TEP	October 2024
Minerals Assessment	001	Wardell Armstrong	n/a – no updates required
Crime Impact Statement	Ver D	GMP	Ver E
Utility Feasibility Report	V2	TDS	n/a – no updates required
Statement of Community Engagement	September 2022	Turley Strategic Communications	n/a – no updates required
Agricultural Land Classification and Soil Resources	February 2018	Reading Agricultural Consultants	n/a – no updates required
Design and Access Statement	Rev C	Pegasus Group	n/a – DAS Addendum
Design and Access Statement Addendum	P21_2628_507 D	Pegasus Group	n/a
SuDS Maintenance Plan	30329/SUDS Maint Plan	Ironside Farrar	30329/SUDS Maint Plan Rev A
Financial Viability Statement	October 2022	CBRE / Roger Hannah	To follow.

Drawing Title	Drawing Reference	Author	Updated Drawing Reference
Site Location Plan	P21-2628_DE_001__01	Pegasus Group	n/a – no updates required
Proposed Site Layout	P21-2626-003 R	Pegasus Group	P21-2626-003 KK
Boundary Treatment Plan	P21-2628_DE_007_B_01 E	Pegasus Group	P21-2628_DE_007 H
Storey Heights Plan	P21-2628_DE_012 C	Pegasus Group	P21-2628_DE_012 E
Hard Landscaping Plan	P21-2628_DE_013 B	Pegasus Group	P21-2628_DE_013 E
Materials Plan	P21-2628-015 B	Pegasus Group	P21-2628-015 Q
Waste Management Plan	P21-2628_DE_014_A_01 C	Pegasus Group	P21-2628_DE_014 F
Indicative Street Scenes	P21-2628-003	Pegasus Group	n/a – see DAS Addendum for sketch streetscenes
Landscape Masterplan	P21-2628.100 A	Pegasus Group	P21-2628.100 B
EV Charging Points Plan	P21-2628_DE_018 B	Pegasus Group	P22-4321_DE_018 E
Housetype Pack	P21-2628 G001-DE	Pegasus Group	P21-2628_DE_505G
House Type Identification Plan	P21-2628_DE_019_01 A	Pegasus Group	P21-2628_DE_019_01 B
Land Use Plan	n/a	Pegasus Group	P21-2628_DE_020E-01
Density Plan	n/a	Pegasus Group	P21-2628_DE_020G-02
Connectivity Plan	n/a	Pegasus Group	P21-2628_DE_020G-03
Urban Grain Plan	n/a	Pegasus Group	P21-2628_DE_20E-05
Character Areas Plan	n/a	Pegasus Group	P21-2628_030 B
Garage Drawing Pack	P21-2628_DE_021	Pegasus Group	n/a – no updates required
Indicative Play Details	P21-2628.101	Pegasus Group	n/a – no updates required
Detailed Planting Plan – Sheet 1 of 8	P21-2628_EN_102_1	Pegasus Group	P21-2628_EN_102_S1_C
Detailed Planting Plan – Sheet 2 of 8	P21-2628_EN_102_2	Pegasus Group	P21-2628_EN_102_S2_C
Detailed Planting Plan – Sheet 3 of 8	P21-2628_EN_102_3	Pegasus Group	P21-2628_EN_102_S3_C
Detailed Planting Plan – Sheet 4 of 8	P21-2628_EN_102_4	Pegasus Group	P21-2628_EN_102_S4_C

Detailed Planting Plan – Sheet 5 of 8	P21-2628_EN_102_5	Pegasus Group	P21-2628_EN_102_S5_C
Detailed Planting Plan – Sheet 6 of 8	P21-2628_EN_102_6	Pegasus Group	P21-2628_EN_102_S6_C
Detailed Planting Plan – Sheet 7 of 8	P21-2628_EN_102_7	Pegasus Group	P21-2628_EN_102_S7_C
Detailed Planting Plan – Sheet 8 of 8	P21-2628_EN_102_8	Pegasus Group	P21-2628_EN_102_S8_C
Highways & Drainage Layout Sheet 1 of 2	30329/1/1 Rev P	Ironside Farrar	30329/1/1 Rev U
Highways & Drainage Layout Sheet 2 of 2	30329/1/2 Rev O	Ironside Farrar	30329/1/2 Rev U
Impermeable Area Layout Sheet 1 of 2	30329/106/1	Ironside Farrar	30329/106/1 Rev B
Impermeable Area Layout Sheet 2 of 2	30329/106/2	Ironside Farrar	30329/106/2 Rev B

Appendix 2: Relevant Planning Policies

Places for Everyone (PfE)

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.

In November 2014, the Combined Greater Manchester Authorities (GMCA) agreed to prepare a joint development plan document, called the Greater Manchester Spatial Framework (GMSF) that would provide strategic planning policy for the 10 Greater Manchester authorities.

The first draft of the GMSF was published for consultation on 31 October 2016. Consultation comments received on the first draft strongly criticised the amount of land proposed to be removed from the Green Belt to meet housing needs. The GMSF was therefore substantially redrafted and published for further consultation between January and March 2019. In October 2020 the GMCA and unanimously agreed to recommend to the 10 Greater Manchester Councils that the GMSF be published for further consultation, and then submitted to the Secretary of State.

Stockport Council resolved not to proceed as part of the joint development plan document at its Cabinet meeting on 4 December 2020, and therefore pulled out of the GMSF process. The remaining nine Greater Manchester authorities considered that the rationale for preparing a joint development plan document remained, and on 11 December 2020 agreed to continue to produce a joint development plan document.

The joint development plan document was renamed Places for Everyone (PfE) and a version, which was substantially the same as the previous draft of the GMSF, was published for consultation in August / September 2021. PfE was then submitted to the Secretary of the State for examination on 14 February 2022. The plan was formally adopted in March 2024.

Throughout the GMSF / PfE process the GMCA and the local authorities within GM have gathered and updated a detailed and robust evidence base to justify the policies and allocations within the development plan document. This has included substantial evidence to demonstrate that due to housing need and the availability of land within the existing urban areas of Greater Manchester, and an absence of alternatives, exceptional circumstances exist to justify the removal of land from the Green Belt to meet housing and development needs.

A substantial library of evidence-based documents also exists to demonstrate that individual sites required to meet development needs are suitable sites for development in relation to their sustainability and compliance with PfE's spatial strategy, and for those sites currently within the Green Belt that are required to meet development needs, assesses their contribution to Green Belt purposes and justifies their removal from the Green Belt.

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’** by focussing new development in locations close to public transport hubs and prioritising sustainable modes of transport.
- **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.

A key aim of PfE is to develop Greater Manchester into a top global city¹⁶. It recognises that to achieve this a strong economy, highly skilled residents and a high quality of place and environment will be required. It recognises the contribution that Salford will play in delivering this objective, noting that the concentration of growth in Greater Manchester is likely to be in Manchester, Salford and Trafford, where forecasts show that 45% of the conurbation’s population growth, 60% of GVA growth and 90% of employment growth will take place¹⁷.

PfE also acknowledges that Salford ranks amongst some of the most deprived areas in the country.

In light of those challenges PfE seeks to deliver high levels of economic growth to support the prosperity of Greater Manchester and deliver the highest possible quality of life. To achieve this, its spatial strategy seeks to deliver significant growth in the northern GM boroughs in order to boost their competitiveness.

Policy JP-Strat 6 ‘Northern Areas’ states that a significant increase in the competitiveness of the northern areas will be sought. This includes parts of Salford. Whilst it seeks to prioritise the re-use of previously developed land, it acknowledges that the selective release of Green Belt in key locations will be needed to help boost economic opportunities and diversify housing provision.

Policy JP-H1 ‘Scale, Distribution and Phasing of New Housing Development’ sets out a requirement for a minimum of 164,880 net additional dwellings in Greater Manchester between 2021-2037 (average of 10,305 per annum). Salford is proposed to deliver 26,528 of these net additional dwellings (1,658 per annum)¹⁸. Paragraph 7.12 and Table 7.1 in PfE identify the amount of land within the existing urban area that would assist in delivering this housing requirement. Whilst the amount of land identified is sufficient to meet numerical needs, meeting the numerical needs alone is not enough. The land supply needs to have sufficient flexibility to deliver a viable and robust land supply and deliver balanced and inclusive growth¹⁹. As explained in further detail in Section 8 of this Statement within Salford in particular, there is a need to diversify the housing to deliver more family housing. Table 7.1 of PfE shows that sufficient land within Salford exists to meet numerical needs using previously developed land. However, this land is predominantly located in and around the city centre, and is only suitable for delivering apartments, not family homes. Salford’s housing land supply would not therefore provide a sufficient supply of family homes. As a result, it has been

¹⁶ Places for Everyone, paragraph 2.17

¹⁷ Places for Everyone, paragraph 2.29

¹⁸ Places for Everyone, Table 7.2

¹⁹ Places for Everyone, paragraph 7.12

necessary for PfE to remove some land from the Green Belt and allocate it for residential development to meet these needs. This includes the Land at Hazelhurst Farm site.

Through **Policy JP Allocation 22 'Roch Valley'**, the Site is allocated for the development of around 200 homes. The allocation policy contains a number of criteria that any development coming forward on the Site is required to adhere to in order to create a sustainable development. These criteria require development to:

The allocation policy contains a number of criteria that any development coming forward on the Site is required to adhere to in order to create a sustainable development. These criteria require development to:

- (a) Deliver around 200 homes including provision of larger (4, 5 and 6 bedroom) houses or similar types of larger homes as agreed with the Local Planning Authority, and affordable housing in accordance with relevant local plan requirements, on the northern part of the Site adjacent to existing residential areas.
- (b) Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development.
- (c) Safeguard the land between the developed part of the Site and the River Roch to contribute to measures that deliver flood alleviation benefits for the River Roch catchment between Littleborough and Rochdale town centre.
- (d) Reflect and respond to the special qualities and sensitivities of the key characteristics of the Pennine Foothills (West /South Pennines) landscape character type in accordance with policy JP-G1, particularly in relation to the materials used, the incorporation of green and blue infrastructure and the landscaping along the boundary of the Site.
- (e) Protect and enhance archaeological features and where appropriate carry out archaeological evaluation for areas specified in the Roch Valley Historic Environment Assessment 2020 to understand where especially significant archaeology must be preserved in situ.
- (f) Make provision for new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C8. This should include maintaining and enhancing pedestrian and cycle routes through the valley both to promote active lifestyles and provide sustainable routes to local centres, services and public transport, notably Smithy Bridge railway station to the south.
- (g) The layout of the development should be designed so as not to preclude the future delivery of potential link road incorporating attractive, high-quality pedestrian and cycle routes between Smithy Bridge Road and Albert Royds Street (A664) to the west of the Site.
- (h) Make financial contributions for offsite additional primary and secondary school provision to meet needs generated by the development in accordance with policy JP-P5.

- (i) Mitigate the recreation disturbance impacts on the South Pennine Moors SAC/SPAs with reference to JP-G5, criterion 7 (c).
- (j) Consider the extraction of any viable mineral resources within Mineral Safeguarding Areas, in accordance with Policy 8 of the Greater Manchester Joint Minerals Development Plan (or any relevant policies in subsequent minerals plans).

Places for Everyone (PfE)

Policy	Summary
Policy JP-S1 Sustainable Development	To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives
Policy JP-S2 Carbon and Energy	The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including promoting the use of life cycle cost and carbon assessment tools, taking a positive approach to renewable and low carbon energy schemes and be net zero carbon.
Policy JP-S3 Heat and Energy Networks	Within the identified “Heat and Energy Network Opportunity Areas”, it is expected that: a. New residential developments that are '10 dwellings or more' or other developments over 1,000 m2 floorspace shall connect to an existing or planned heat/energy network or be designed to enable future connection (where within 500m of such a network); and/or ii. Install a site-wide or communal heat/energy network solution.
Policy JP-S4 Flood Risk and the Water Environment	Development will be expected to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding. Further, developments must achieve surface water runoff through sustainable drainage systems and as close to source as possible. Development should achieve greenfield run-off rates unless it is demonstrated to be impracticable.
Policy JP-S5 Clean Air	A comprehensive range of measures will be taken to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the green infrastructure network and where air quality targets are not being met.
Policy JP-S6 Resource Efficiency	Development should use sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use
Policy JP-J1 Supporting Long-Term Economic Growth	In order to support long-term economic growth there will be emphasis on a number of measures, including providing the high-quality,

Policy	Summary
	sustainable living environments that will help to attract and retain skilled workers.
Policy JP-H2 Affordability of New Housing	The supply of new housing and affordable housing will be increased in line with other policies. Clusters of tenures will be avoided where possible to deliver mixed communities.
Policy JP-H3 Type, Size and Design of New Housing	Development across the plan area should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. All new dwellings must comply with NDSS and be built to the accessible and adaptable standards in Part M4(2) Building Regulations.
Policy JP-H4 Density of New Housing	New housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the Site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design. Low densities may be acceptable where they can be clearly justified by local housing market or site-specific issues.
Policy JP-G1 Landscape Character	Development within a Landscape Character Type, should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location, including having regard to: • Topography, geology and drainage; • Land use and field patterns; • Semi-natural habitats and woodland cover; • Archaeology and cultural heritage; • Settlement, road pattern and rights of way; and • Views and perceptual qualities.
Policy JP-G2 Green Infrastructure Network	Development within and around the Green Infrastructure Network should be consistent with delivering major green infrastructure improvements within them and should contribute to improvements. Wherever practicable, opportunities to integrate new and existing green infrastructure into new development will be taken to protect, enhance and expand the green infrastructure network. Where new or improved green infrastructure is delivered as part of a development, the developer should make appropriate provision for its long-term management and maintenance.
Policy JP-G3 River Valleys and Waterways	River valleys and waterways will be protected and improved as central components of our Green Infrastructure Network and a vital part of a Nature Recovery Network, making a major contribution to local identity, quality of life and the natural environment. Where development relates positively to waterways, they should take advantage of this and provide high quality frontages to the water and public realm along the water.

Policy	Summary
Policy JP-G7 Trees and Woodland	Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and protecting trees and woodland during the construction phase of development.
Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity	Development will be expected to follow a mitigation hierarchy, avoid fragmenting connectivity between habitats and achievable a biodiversity net gain of no less than 10%.
Policy JP-P1 Sustainable Places	All development, wherever appropriate, should be consistent with a number of criteria set out, including: • Distinctiveness • Socially inclusive • Resource efficient • Safe, including by designing out crime
Policy JP-P2 Heritage	Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.
Policy JP-P5 Education, Skills and Knowledge	Where appropriate, new housing developments to make a financial contribution to the provision of additional school places and/or set aside land for a new school, proportionate to the additional demand that they would generate.
Policy JP-P6 Health	New development should maximise its positive contribution to health and wellbeing, support healthy lifestyles and be supported by a Health Impact Assessment.
Policy JP-P7 Sport and Recreation	A network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages, by including requiring new development to provide new and/or improved existing facilities commensurate with the demand they would generate. Public Rights of Way will be protected and enhanced.
Policy JP-C1 An Integrated Network	In order to help deliver an accessible, low carbon Greater Manchester with world-class connectivity, the Plan supports a range of measures, including: • Delivering a pattern of development that minimises both the need to travel and the distance travelled by unsustainable modes

Policy	Summary
	• Locating and designing development, to deliver a significant increase in the proportion of trips that can be made by walking, cycling and public transport • Ensuring that development and transport investment fully considers the needs of all people and those modes which make most efficient and sustainable use of limited road space, by established hierarchy.
Policy JP-C5 Streets for All	Streets will be designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport. The design and management of streets will follow a Streets for All approach. Any improvements to the highways network are part of a multi-modal strategy to increase public transport, cycling and walking and improve access for all.
Policy JP-C6 Walking and Cycling	Development will be required to deliver a higher proportion of journeys made by walking and cycling.
Policy JP-C8 Transport Requirements of New Development	New development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments

Rochdale Core Strategy and Saved UDP Policies

In addition to the strategic policies referenced in Section 4 of this PSA, other relevant technical and environmental policies include:

Design

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 areas²⁰.

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 character²¹.

²⁰ Policy P1, Rochdale Core Strategy (October 2016)

²¹ Policy P2, Rochdale Core Strategy (October 2016)

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
- Reduce the visual impact of car parking areas by using substantial and well-integrated landscaping²².

Environmental Policies

Relevant 'environmental policies' within the adopted development plan seek to ensure that new development:

- 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. Within the Roch Valley corridor, the focus will be on establishing a Roch Valley Trail between Heywood and Littleborough, opening up visibility, creating and enhancing recreation destinations and improving access to and from urban communities (CS Policy G6). 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). Supplementary guidance is provided within the Biodiversity and Development SPD.
- Does not lead to increased flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk, is itself protected from flood risk and ensures prudent use of water resources (CS Policy G8 and UDP Policy EM/8).
- 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).

- Ensure the sustainable management of mineral resources and make an appropriate contribution towards helping Greater Manchester to meet its contribution to the regional apportionment for land-won aggregate and maintaining an appropriate land bank (CS Policy G10).
- Support sustainable waste management (CS Policy G11).

Other Relevant Policies

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

- Improve people's health and wellbeing and reduce health inequalities by, *inter alia*:
 - Providing an appropriate number of good quality and affordable homes with a mix of tenures in areas of greatest need
 - Seeking high quality design of buildings, streets and spaces to create neighbourhoods that are safe to use, easy to move through, adaptable and sustainable
 - 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
 - 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
 - Encouraging development that promotes active living by making places more accessible by walking, cycling and public transport
 - Supporting and promoting accessible new health facilities in town centres and local centres, focusing particularly on areas of greatest need
 - Protecting allotments and encouraging other local food growing areas so that residents can grow their own food (CS Policy C6).
- Makes appropriate provision for improvements to educational facilities (including new school places) and contributes towards increasing employment skills and training in the Borough (CS Policy C7).
- Secures financial contributions towards new or improved community, sport, leisure and cultural facilities where development will increase demand and there is a recognised deficiency (CS Policy C8).
- Improves accessibility by being locating 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).

Supplementary Planning Documents

Affordable Housing SPD (March 2008)

The aim of the Affordable Housing SPD is to provide for the affordable housing needs of Rochdale Borough as part of creating mixed and balanced communities. The SPD advises applicants on the Council's preferred methods for ensuring the delivery of affordable housing.

Biodiversity and Development SPD (January 2008), with updates added February 2017)

This SPD has been prepared to highlight biodiversity and development issues within Rochdale Borough and to ensure that all stakeholders understand the potential impacts of development on biodiversity. It provides guidance to supplement the Core Strategy and the Framework, whilst also identifying other relevant plans, policies and strategies which provide advice, guidance or specific requirements for biodiversity.

Provision of Recreational Open Space in New Housing SPD (March 2008)

This document sets out the principles which should be adhered to when considering the provision of open space within new residential developments. It builds on Policy G6 of the CS which seeks to sustain and enhance a green network to support growth and regeneration in the borough and provide a high-quality environment which meets the needs of the community. It sets out that all developments of more than 10 dwellings will be expected to make a financial contribution towards offsite provision or improvement of recreational open space.

Further, it states that any development will 100 bedrooms or more will be expected to make some contribution towards onsite open space, where necessary. RMBC's standard for recreational open space is 2.1 hectares per 1,000 population, comprising 1 hectare of Local Open Space and 1.1 hectares Outdoor Sports Provision.

Climate Change Adaptation SPD (June 2012)

This document outlines actions for developments to help climate change adaptation under eight broad headings: location, layout and orientation, materials / structure, environmental performance, green roofs and walls, rainwater harvesting, Sustainable Drainage Systems (SUDS) and green and blue infrastructure.

Residential Design Guide (September 2007)

This document aims to provide clear guidance to everyone involved in development (including architects, designers, public and private sector developers, house builders and engineers) on

the quality of design expected by Rochdale and Oldham Borough Council's. The Guide will be used by Local Authority officers to assess the quality of planning applications.

Public Realm Design Guide SPD (September 2007)

The Design Guide forms one of a series produced jointly by RMBC, Oldham Metropolitan Borough Council and the Oldham Rochdale Partners in Action Housing Market Renewal. It aims to provide clear guidance to everyone involved in designing and constructing streets and space on the quality of design expected by the Boroughs. The guide is used by Council officers to help assess the quality of planning applications.

Design and Planning Process: A Guide to Good Practice (September 2007)

This document aims to provide a guide for all those involved in the process of designing and constructing buildings, streets and spaces to create good quality places, and compliments the series of Design Guides which has been produced jointly by Oldham Metropolitan Borough Council, Rochdale Metropolitan Borough Council and Oldham Rochdale Partners in Action Housing Market Renewal.

Guidelines & Standards for Residential Development SPD (June 2016)

The purpose of this document is to assist the process of ensuring high quality design in residential developments. The guidance focuses on specific issues including residential amenity and nearby residential uses.

Littleborough Town Design Statement SPG (2005)

The purpose of the Design Statement is to influence the management of change within Littleborough. It describes the distinctive character of the settlement and surrounding landscape, identifies character in terms of landscape, setting, settlement structure and nature of buildings, structures and open spaces, draws up design principles based on local character and advocates working in partnership with the local planning authority in respect of the application of existing planning policy and the influence of future policies.

Appendix 3: Health Impact Assessment Addendum (August 2024)

Land at Smithy Bridge Road, Littleborough

Planning Statement Addendum: Health Impact Assessment

August 2024

- 6.7 The overarching conclusions presented in the 2022 Health Impact Assessment (HIA) prepared for the Proposed Development remain valid.
- 6.8 However, for completeness, a targeted update has been conducted in relation to the Proposed Development’s impact on local GP facilities. This is therefore presented below.
- 6.9 The 2022 HIA estimated demand for GP services based on average households sizes reported by the 2011 Census, as the most recent data source at the time of the HIA’s production. Updated average household sizes in Rochdale reported by the 2021 Census are presented below at Table 1.

Table 6.1: Average Household Size by Dwelling Size in Rochdale, 2021

Dwelling Size	Average Household Size
1 bedroom	1.21
2 bedrooms	1.96
3 bedrooms	2.53
4+ bedrooms	2.99

Source: Turley Economics analysis of 2021 Census data, 2024

- 6.10 2021 Census average household sizes have been applied to the Proposed Development’s updated residential mix to estimate the scale of GP demand that could be generated.
- 6.11 It is estimated that the Proposed Development could accommodate 536 people, who could contribute to increased local GP demand²³. This is set out below at Table 2.

²³ It is noted that this is slight decrease from the 589 estimated based on 2011 Census data and the previous residential mix.

Table 6.2: Number of Residents accommodated at Land at Smithy Bridge Road

Dwelling Size	Number of Homes	Number of Residents
2 bedrooms	6	12
3 bedrooms	115	291
4 bedrooms	66	197
5 bedrooms	12	36
Total	199	536

Source: Turley Economics, 2024

- 6.12 An updated review of capacity at local GP facilities has been conducted based on June 2024 NHS Digital data²⁴. As set out in the 2022 HIA, GP capacity is considered on the basis of the benchmark of one FTE GP per 1,800 patients, as set out in guidance²⁵.
- 6.13 As was concluded in the 2022 HIA, the updated analysis continues to demonstrate that sufficient capacity would be available at local GP surgeries to accommodate the potential uplift in demand generated by the Proposed Development.
- 6.14 This includes notable indicative capacity three out of the four identified GP surgeries (Pennine Surgery appears to be operating slightly over capacity)²⁶. On aggregate, data indicates that the four identified surgeries provide one GP per c. 1,500 patients (and therefore lower than the recommended benchmark of one GP per 1,800) and, as such, could accommodate an additional c. 4,300 patients against guidelines capacity benchmarks.
- 6.15 This indicative available capacity therefore significantly exceeds the demand (for 536 places) estimated to be generated by the Proposed Development.
- 6.16 Indeed, current data indicates that all 536 residents estimated to live at the Proposed Development could be accommodated at the closest surgery to the Site (Littleborough Group Practice), which guidelines would suggest has available capacity to accommodate c. 800 additional patients.
- 6.17 This is set out overleaf at Table 3.

²⁴ NHS Digital (2024) General Practice Workforce: June 2024

²⁵ NHS Healthy Urban Development Unit (2009) HUDU Planning Contribution Model: Guidance Notes

²⁶ June 2024 NHS Digital data reports minimal GP employment (0.21 FTE) at The Village Medical Centre. It is considered that this is due to data error, and therefore May 2023 data has been used in relation to this practice. This approach is validated by information from the practice's website, which indicates that the practice is open between 8am and 6:30pm four days per week, and the fact that four GPs are listed amongst its staff. Available at: <https://www.villagemclittleborough.nhs.uk/our-staff>

Table 6.3: GP Surgeries and Capacity

Facility Name	Walking distance from Site	Patients on Roll	FTE GPs	Patients per FTE GP	Above or below indicative GP : patient ratio?	Indicative patient capacity
Littleborough Group Practice	1.2 miles	8,612	5.2	1,648	Below	796
Pennine Surgery	1.2 miles	3,612	1.5	2,463	Above	-972
Trinity Medical Centre	1.3 miles	4,358	4.7	929	Below	4,090
The Village Medical Centre	1.4 miles	4,248	2.6	1,659	Below	360
Total		20,830	13.9	1,494	Below	4,274

Source: NHS Digital, 2024

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August 2024

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