



Planning Statement

Erection of 2 no. dwellings with associated works to include landscaping and ecological enhancement works – Land off Roundthorn Road, Middleton, M24 1FT

for Watergrove CGI

Emery Planning project number: 21-182



Project : 21-182
Site address : Land off Roundthorn
Road, Middleton, M24
1FT
Client : Watergrove CGI

Date : February 2022
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1. Executive summary

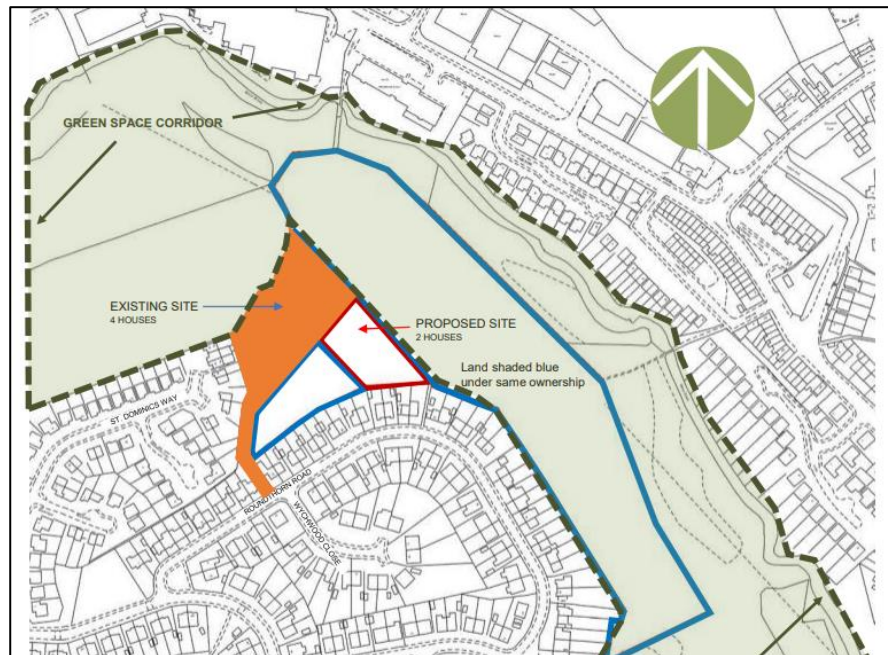
- 1.1 This Statement is submitted in support of a full planning application for the erection of 2 no. family-sized dwellings on land off Roundthorn Road, Middleton with associated works to include a comprehensive landscape scheme.
- 1.2 Planning permission was granted by the Council in 2017 for the erection of 4 no. dwellings on land immediately adjacent to our client's site. The local planning authority concluded that this scheme would not undermine the main purposes of the designated Wince Brook Greenspace Corridor. There would be no justification for coming to a different conclusion for our client's proposed development, which does not extend any further into the Greenspace Corridor than the previously approved scheme.
- 1.3 The application site performs no meaningful function in visual, recreational or ecology terms in relation to the wider Wince Brook Greenspace Corridor identified through the local plan. The land represents a logical infill housing opportunity for the rounding off of the built-up area boundaries of this part of Alkrington.
- 1.4 The proposed development is for 2 no, high-quality and aspirational dwellings and there is an identified need for this type of housing in the Borough. The scheme is supported by landscape plans for extensive tree, shrub and wildflower planting. The eastern edge of our client's site, and the recently constructed residential development to the north, would be subject to soft planting and this would result in net landscape and visual benefits from viewpoints across Wince Brook.
- 1.5 The proposal would result in net benefits in terms of ecological, landscape and visual benefits. There would be no harm in terms of the function of the wider Wince Brook Greenspace Corridor. The grant of planning permission would be consistent with the way in which the local planning authority has approached other residential development within Greenspace Corridor settings.
- 1.6 This Statement demonstrates that the proposed development is fully compliant with the provisions of the development plan. Planning permission should therefore be granted without delay in accordance with paragraph 11 of the Framework.

2. Background

The site and the surroundings

- 2.1 The application site is located within the Alkrington area of Middleton, which is an established residential area of the Borough. The site falls within the administrative boundaries of Rochdale Borough Council.
- 2.2 The site historically formed part of the Ramsden Farm agricultural holding, although the farmhouse and outbuildings were demolished by the Council in the 2000s. It is understood that the buildings were demolished for health and safety reasons by the Council and our client purchased the site thereafter. I. Planning permission was subsequently granted by the Council for the redevelopment of the site for 4 no. dwellings and the properties have since been constructed.
- 2.3 The land comprises a wedge of land between the recently completed 4 no. dwellings and the rear of the dwellings on Roundthorn Road. There is a sloped embankment, which is of limited biodiversity and landscape value, and there are no obligations for the landowner to maintain the land in any way. This embankment effectively shields the site from view of the existing properties along Roundthorn Road. The topography of the land flattens towards the eastern extent of the application site. The site represents a logical infill opportunity for development and the rounding off of the built-up area for this part of Alkrington. The following image shows the application site, edged red, the completed development site for 4 no. dwellings and land within the same land ownership edged blue. The wider land ownership relates to land within the Wince Brook Greenspace Corridor:

Image 1: Image showing the application site edged red alongside the adjacent development site for 4 no. dwellings and the Wince Brook Greenspace Corridor



- 2.4 Vehicular access to the site is via the same access point and road serving the 4 no. dwellings off Roundthorn Road.

Planning permission for the erection of 4 no. dwellings

- 2.5 Planning permission was granted at appeal for the erection of 2 no. dwellings with associated works in 2012 (LPA ref: 11/D54033 & PINS ref: APP/P4225/A/11/2160323). The Inspector addressed the Greenspace Corridor designation pursuant to Saved UDP Policy G/8 and concluded as follows:

- The site is not in a prominent location within the Wince Brook Greenspace Corridor and the development would be set against the built-up edge of Middleton.
- There would remain sufficient open grassland and scrubland to allow for the movement of wildlife.
- Footpath links would not be blocked.

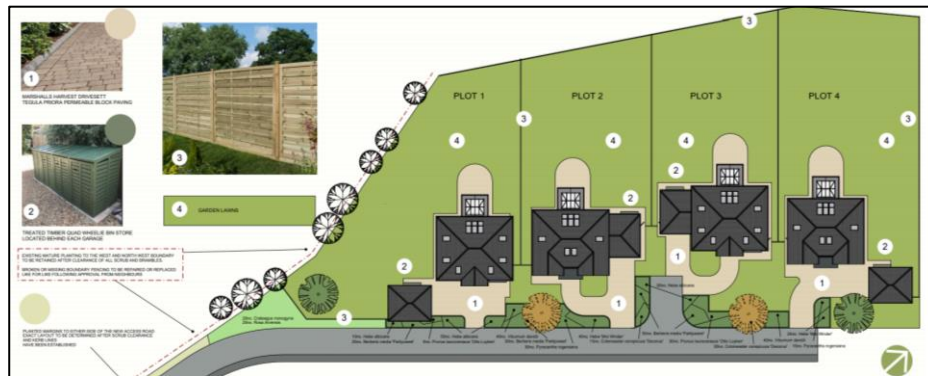
- 2.6 As the Inspector noted, there are three aspects to Saved UDP Policy G/8 (Greenspace Corridor) of the adopted local plan. This policy requires that new development proposals should have an acceptable impact on visual amenity, the movement of wildlife and recreational opportunities

within the Greenspace Corridor. There is presumption in favour of the grant of planning permission for development proposals that satisfy the three overarching objectives of Saved UDP Policy G/8.

- 2.7 A further planning application was lodged with the local planning authority in 2016 for the erection of 4 no. dwellings on the site (i.e. 2 no. net additional dwellings further to the earlier grant of planning permission 11/D54033) (LPA ref: 16/01302/FUL). The officer report for this planning application noted that the Council could demonstrate a 5-year housing land supply, although this was not a reasonable basis to resist the release of greenfield sites for housing development. In terms of the impact on the designated Greenspace Corridor, the officer report noted as follows:

"Whilst the current scheme differs somewhat from the above appeal proposal and the previously approved 2014 scheme with respect to the number, size and external appearance of the dwellings, it is considered that the Inspector's conclusions remain equally applicable in this case, given that the proposed overall site covers only a marginally increased area. When considered in the wider context of the corridor (which spans for several hectares between Kirkway and Greengate), it is not considered that the loss of this land (part of which was, until a few years ago, occupied by buildings forming Ramsden Farm) would have a harmful impact on the visual, recreational or ecological value of the Greenspace Corridor."

- 2.8 Again, the proposed development was assessed against the three overarching objectives of Saved UDP Policy G/8, namely visual amenity, recreational opportunities and the movement of wildlife. Planning permission was granted by the Council in January 2017 for the erection of 4 no. dwellings.
- 2.9 A condition discharge application was subsequently lodged by the applicant in February 2019 (LPA ref: 19/00233/DOC). The Council issued a positive condition discharge notice in May 2019, and this included the approval of a landscape scheme pursuant to condition nos. 9 and 10 relating to landscape works and boundary treatment. The approved landscape scheme is copied below, and this includes 1.8m high close boarded timber fencing along the eastern edge of the development site and towards the Wince Brook Corridor:



2.10 The scheme granted planning permission by the Council has since been built-out and the 4 no. dwellings are now in-situ. The approved scheme did not require any landscape works to the wider land within the applicant's land ownership. A visual of the scheme is provided below:



2.11 The grant of planning permission by the Council for 4 no. dwellings established that residential development in this location was acceptable in terms of the Greenspace Corridor designation and in relation to site-specific matters such highways, drainage and design.

Pre-application enquiry in 2020 (LPA ref: PREAPP/00097/20)

2.12 Our client lodged a pre-application enquiry with the LPA in 2020 for the erection of 2 no. dwellings alongside plot no. 4 pursuant to planning permission 16/01302/FUL (LPA ref: PREAPP/00097/20). The plans lodged with the pre-application enquiry showed that the additional houses would have been located to the eastern boundary of the plot no. 4 and extending outwards towards the brook.

2.13 The LPA issued a written pre-application response in December 2020 and we summarise the points raised by officers below:

- The additional dwellings would appear as an intrusive feature within the designated Greenspace Corridor in terms of character and visual amenity.
- The highways impacts would be acceptable provided the road is brought up to an adoptable standard.
- The design and layout of the additional dwellings is acceptable in isolation although there may be issues about a lack of natural surveillance.
- Residential amenity and drainage impacts would be acceptable.

2.14 We address these comments through this planning application submission and draw attention to the comprehensive and robust landscape plans proposed, the ecology benefits that the scheme would deliver, the net landscape/visual benefits associated with the new planting to the eastern edge of the development and the way in which the Council has assessed other developments in similar Greenspace Corridors across the Borough.

3. The proposed development

3.1 Our client now seeks full planning permission for the erection of 2 no. dwellings with associated works. We summarise the proposed scheme below:

- The existing embankment between the back of houses on Roundthorn Road and the existing 4 no. dwellings at Ramsden Farm is presently unmanaged and is partly bare earth. The submitted Ecology Report, prepared by Hacking Ecology Ltd, concludes that the land is of limited biodiversity value. There is no obligation as part of the planning consent for 4 no. dwellings for the landowner to manage the land in question. This embankment would be subject to ecological and landscape enhancement work to include wildflower meadow planting and native species tree planting (e.g. Silver Birch, Rowan, Wild Cherry). A suitably worded condition could ensure the future beneficial management of this land. The following image shows the completed 4 no. dwellings on the right-hand side and the enhanced embankment on the left-hand side:



- 2 no. dwellings are proposed and these would be of the same design concept as the constructed 4 no. dwellings on the adjacent land. The houses would be high-quality and aspirational 5-bedroom properties to meet identified housing needs across the Borough. See the image below of the proposed dwellings:



- There would be new planting along the eastern edge of the proposed development site, including along the completed development for 4 no. dwellings, to soften the edge

of the scheme and improve viewpoints from across Wince Brook looking towards the site. See the image below showing views towards the site as a result of the scheme:



- The footpath link through the development site for 4 no. dwellings would be unaffected by the proposed scheme.

3.2 The view from across Wince Brook would be framed by the new planting to be carried out along the eastern edge of the development site, including the comp

3.3 The proposed scheme would result in ecological and landscape enhancements and the land would be managed for beneficial purposes in the future. The 2 no. dwellings would relate to land which represents a logical infill opportunity and a rounding off of the built-up area settlement boundary for this part of Alkington. See the annotated image below and this shows the 2 no. dwellings extending no further into the open space towards Wince Brook to the east and the Greenspace Corridor (yellow dashed line) remaining unaffected:



4. Relevant planning history

- 4.1 We have already set out through Section 2 the planning history relating to the application site. We set out below the Council's approach to other planning applications across the Borough within designated Greenspace Corridors. The key consideration in terms of Saved Policy G/8 of the Rochdale UDP and the Greenspace Corridor designation is whether new development would serve to undermine recreational opportunities, biodiversity, landscape character and the movement of people and wildlife.
- 4.2 There is not an 'in principle' objection to new residential proposals within Greenspace Corridor locations. The site-specific impacts must instead be considered.

Land adjacent to Ashworth House

- 4.3 The Council granted planning permission in November 2018 for the erection of up to 50 dwellings with associated works on land adjacent to Ashworth House (LPA ref: 16/01476/OUT). A further planning application for 28 dwellings on the site was granted planning permission by the Council last year (LPA ref: 19/00939/FUL).
- 4.4 In terms of the Greenspace Corridor designation and Saved Policy G/8 of the Rochdale UDP and Core Strategy Policy G6, the officer report for 16/01476/OUT concludes that there would be no conflict. We copy extracts below:
- *"...the test for assessing the site's suitability for development is whether development would compromise the purpose of the Corridor for wildlife, recreation or agricultural purposes or harm the landscape qualities and character of the corridor."*
 - *"Having regard to landscape quality and character, the developable area is considered to be a logical infilling of the urban fringe, dictated by the position of Ashworth House, the rear boundary of the adjoining housing estate to the north and the enclosed nature of the field."*
 - *"There is a clear visual distinction between the developable field and the area designated as Protected Open Land."*
 - *"With regards recreational opportunities and agricultural use, the field is overgrown and is no longer used for agriculture. It also offers no opportunities for recreation, with no clearly established through-routes for walkers, given the lack of two way access and the close proximity to defined and good quality public rights of way."*
 - *"The field proposed for development is of low ecological value."*

- 4.5 The LPA also found the scheme to be acceptable in terms of accessibility to key services and public transport options and highways.
- 4.6 The grant of planning permission for this residential development highlights the point that the Greenspace Corridor designation is not a fundamental constraint to development. The key test is whether any such development would compromise the purpose of the Greenspace Corridor for wildlife, recreational, agricultural and landscape qualities.
- 4.7 See the approved layout plan and officer report at **EP1** of this Statement.

Land adjacent to Sacred Heart Football Club

- 4.8 Planning permission was granted by the Council in November 2015 (LPA ref: 15/00713/FUL) for the erection of nine dwellings with associated works.
- 4.9 In terms of the Greenspace Corridor and Saved Policy G/8 of the Rochdale UDP and Core Strategy Policy G6, the officer report for 15/00713/FUL concludes that there would be no conflict. We copy extracts below:

- *".... the development of this 'enclosed' site would not prevent the movement of wildlife. Additionally the land/site is not accessible to the public as it is fenced off and gated, and thus there are no established recreational routes though this land that would be affected by the proposal."*
- *"The section of the Greenspace Corridor which is proposed to be developed is relatively discrete, in private ownership and not accessible to the public."*
- *"The application site has no recreational value in its current form."*
- *"Thus the development proposal will not prevent public access into the corridor."*
- *"The development of this site would therefore not have a significant visual impact upon the amenity of the Greenspace Corridor, given that the quality of the Greenpeace Corridor can be seen elsewhere in the vicinity."*
- *"With the above in mind, it is considered that the proposed development of this site, within the Greenspace Corridor, is acceptable."*

- 4.10 See the approved layout plan and officer report at **EP2** of this Statement.

Land adjacent to 1 Dobfield Road, Rochdale

- 4.11 Planning permission was granted by the Council in June 2021 (LPA ref: 20/01093/FUL) for the erection of eight dwellings with associated works.

4.12 In terms of the Greenspace Corridor and Saved Policy G/8 of the Rochdale UDP and Core Strategy Policy G6, the officer report for 20/01093/FUL concludes that there would be no conflict. We copy extracts below:

- *"The application site at present offers no public recreational value beyond the Public Right of Way that runs along Dobfield Road which would be not be impacted upon by the proposals."*
- *"In terms of landscaping and ecological value, the site has been identified as largely species poor amenity grassland with the key features of value situated to the boundaries of the site where some higher value trees and shrubs are focused. The species poor amenity grassland will be lost to make way for the proposed dwellings and infrastructure, however the development will offer opportunities for replacement landscaping that may provide betterment of the existing grassland value and which will be secured by a planning condition requiring a detailed landscaping and planting scheme."*
- *"On the basis of the above it is not considered that the site's designation within a green corridor would strictly prevent development of residential dwellings. This is subject to controlling the new development and its impact on existing green infrastructure of high value such as the protected trees whilst also ensuring that green infrastructure improvements are secured via planning conditions dealing with future detailed landscaping."*
- *"Considering the site's location within the defined urban area, the proposal for residential development is considered appropriate given the surrounding land uses which include other residential areas in close proximity."*
- *"Additionally, the focus on larger family homes will help to deliver on a strategic objective for the LPA to increase delivery of higher value family homes to provide greater options and balance within the borough housing market."*
- *"In summary, the proposed development would not result in an unacceptable severing of the green corridor, or reduce the ability of the site to deliver green infrastructure benefits compared to its current characteristics."*

4.13 See the approved layout plan and officer report at **EP3** of this Statement.

Summary

4.14 The approved schemes further emphasise the point that the Greenspace Corridor designation is not necessarily a constraint to new housing development provided that there would be no harm in terms of the movement of wildlife and people, ecology and landscape impact.

5. Planning policy context

National planning policy guidance (the Framework)

- 5.1 At the heart of the Framework, there is a presumption in favour of sustainable development.
- 5.2 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.3 Paragraph 8 states that achieving sustainable development has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

- 5.4 The presumption in favour of sustainable development is defined through Paragraph 11 as meaning the following:

“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-date⁷, 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 proposed; 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."

- 5.5 Paragraph 50 emphasises the Government's objective of significantly boosting the supply of homes.
- 5.6 Paragraph 69 stresses the important contribution that small and medium sites can make to housing land supply, and part (a) states that local authorities should identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare.
- 5.7 Paragraphs 119 and 120 emphasise the promotion of the effective use of land in meeting the need for new homes.

Development plan

- 5.8 The development plan for Rochdale comprises the Rochdale Core Strategy, adopted in 2016, and the saved policies of the Rochdale Unitary Development Plan (UDP), adopted in 2006. Relevant policies to the determination of this planning application include the following:
- Saved UDP Policy G/8 – Greenspace Corridors.
 - Saved UDP Policy EM/7 – Development & Flood Risk.
 - Core Strategy Policy P3 – Improving Design of New Development.
 - Core Strategy Policy DM1 – General Development Requirements.
 - Core Strategy Policy G6 – Green Infrastructure.
 - Core Strategy Policy G7 – Increasing the Value of Biodiversity and Geodiversity.
 - Core Strategy Policy G8 - Managing Water Resources & Flood Risk.
 - Core Strategy Policy C1- Delivering the Right Amount of Housing in the Right Places.
 - Core Strategy Policy C3 – Delivering the Right Type of Housing.
- 5.9 The Proposals Map for the Rochdale UDP identifies the site as falling within the Defined Urban Area of the Borough. The site is shown on the Proposals Map as being located within an expansive Greenspace Corridor alongside the Wince Brook and it forms a peripheral part of this designated corridor.

Other material considerations

Emerging Rochdale Site Allocations Plan (Part 2 Local Plan)

- 5.10 The Council has commenced preparation of a Part 2 Local Plan (Allocations Plan) further to the adopted Core Strategy. An initial consultation was carried out in 2018 on potential site allocations.
- 5.11 The emerging Allocations Plan itself is still at a very early stage and should attract only very limited, if any, weight.

Rochdale Housing Strategy 2017-2222

- 5.12 The Council's adopted Housing Strategy notes that the Borough does not have enough high-value housing with only 7% of the housing stock in Council Tax Bands E and above. This compares to an average of such homes at 19% of the national housing stock. The Strategy recognises that the provision of high-value housing could increase the wealth profile of the Borough by retaining existing, and attracting new, higher income earning households and skilled workers to underpin the local economy.
- 5.13 One of the key objectives of the Housing Strategy is to increase housing land supply in order to meet demand by exceeding the Core Strategy target of 460 units per annum and delivering high-value family housing. Priority 1 of the document seeks to increase the delivery of high-value homes in particular.

Rochdale Strategic Housing Market Assessment (SHMA) 2015 (Arc4)

- 5.14 This SHMA was published by the Council in 2015 as part of the evidence base for the adopted Core Strategy.
- 5.15 The SHMA notes the following characteristics of the Borough's housing market:
- Most homes are of two-bedroom or three-bedroom (80%) with just 8.5% of the housing stock comprising family accommodation with more than three bedrooms.
 - Where the number of residents in the 21-64 age cohort (i.e. the most economically active part of the population) is projected to decline by 4,100 whilst those aged 65+ (i.e. least economically active) are projected to increase 11,700.
 - There is growing demand for larger family sized semi-detached and detached accommodation in order to meet household expectations and retain and attract families in order to sustain a working age and economically active population.

- 5.16 The following table copied from the SHMA document shows that the available stock across the Borough is heavily skewed towards smaller properties and this inhibits attempts to retain and attract families in order to sustain a working age and economically active population:

Table 6.4 Total dwelling stock by Township					
Dwelling type and no. beds	Township (%)				
	Heywood	Middleton	Pennines	Rochdale	Total
Bungalow 1-2 Bed	7.2	7.2	6.3	5.1	6.1
Bungalow 3+ Bed	0.3	3.0	3.5	1.7	2.1
Flat 1 Bed	8.4	11.9	6.1	7.9	8.5
Flat 2 Bed	4.9	4.7	4.0	6.0	5.2
Flat 3+ Bed	0.7	0.3	0.4	1.5	0.9
Terraced House 1-2 Bed	26.2	11.9	18.2	19.2	18.6
Terraced House 3 Beds	17.4	17.3	16.2	10.9	14.3
Terraced House 4+ Beds	1.4	0.4	0.7	2.4	1.5
Semi-detached House 1-2 Bed	7.7	6.7	6.7	6.1	6.6
Semi-detached House 3 Bed	16.0	22.2	19.0	19.2	19.3
Semi-detached House 4+ Bed	2.4	3.1	4.2	1.9	2.7
Detached 1-3 Bed	1.6	5.1	3.9	6.1	4.7
Detached 4+ Bed	4.8	4.8	9.3	11.6	8.6
Other	0.9	1.2	1.5	0.4	0.9
Total	100.0	100.0	100.0	100.0	100.0
<i>Base (Valid responses)</i>	<i>13555</i>	<i>17803</i>	<i>16914</i>	<i>36601</i>	<i>84873</i>

Source: 2010 Household Survey; rebased to 2011 households

Emerging Greater Manchester Places for Everyone (PfE)

- 5.17 The PfE will comprise a joint plan for the supply of housing and employment land across the Greater Manchester region, excluding Stockport, following the devolution of powers for strategic planning to the Greater Manchester Combined Authority.
- 5.18 In terms of housing, the PfE will identify an overall housing requirement for the region. It will also identify specific sites for residential development. The emerging PfE will also identify a new housing requirement for the Borough of Rochdale.
- 5.19 The latest Draft PfE was published in 2021 for public consultation. The Draft PfE proposes a housing requirement for Rochdale of 616 dwellings per annum, which exceeds the adopted Core Strategy requirements; this reflects the 'standard methodology' calculations being higher than the development plan housing requirements based on population projections. With insufficient land having been identified by the Combined Authority within the existing settlement boundaries, the Draft GMSF seeks to allocate large areas of designated Green Belt for housing e.g. 'Northern

Gateway: Heywood & Pilsworth' (1,200 new homes), 'Bamford/Norden' (450 new homes), 'Crimble Mill' (250 new homes) and 'Castleton Sidings' (125 new homes).

- 5.20 The emerging PfE is still at a very early stage and should attract only very limited, if any, weight. However, the extent of the housing shortfall identified, requiring very significant levels of Green Belt release even on the Council's own figures, is a material consideration in the determination of this planning application.

6. Planning considerations

Principle of residential development

6.1 The position in terms of Core Strategy Policies C1 and C3 of the adopted local plan is summarised below:

- Policy C1 is permissive in terms of new housing development and states that the release of greenfield sites will be acceptable provided no adverse impact on green infrastructure.
- Policy C3 seeks the right type of housing across the Borough in order to meet needs and aspirations with a focus on improving the supply of larger high-value housing and ensuring the effective and efficient use of land.

6.2 There is no objection to the release of the application site for housing development in land use planning policy terms. The key issues are site-specific and we discuss the impacts of the development within this Statement further below.

Delivery of family-sized housing

6.3 There is an identified shortage in family-sized accommodation across the Borough and this shortage is what Core Strategy Policy C3 seeks to address through improving the supply of higher-value housing development:

- The Rochdale SHMA (2015) identifies a shortage of larger family-sized accommodation across the Borough and it noted that the working age population of the Borough is projected to decline whilst those aged over 65 years is projected to increase.
- The Publication Version Places for Everyone Plan (2021) identified a housing requirement for Rochdale of over 600 dwellings per annum, which exceeds the Core Strategy housing requirement by circa. 40% and reflects 'local housing need' for the purposes of the Framework and more up-to-date population projections than those used to inform the adopted local plan.
- The Rochdale Housing Strategy 2017-22 seeks to exceed the adopted Core Strategy housing requirement through a significant boost in the supply of larger family-sized and aspirational housing.

6.4 The delivery of high-quality aspirational and family-sized accommodation across the Borough has a number of benefits. This includes helping to attract and retain the most economically active people, which is critical to reversing the projected contraction in the working age population.

The delivery of family-sized housing is essential to supporting the Council's ambitious economic growth and employment agenda.

- 6.5 The proposed development seeks planning consent for 2 no. 5-bedroom detached and high-quality aspirational dwellings. This type of housing responds positively to Core Strategy Policy C3 and the identified need for larger family-sized accommodation across the Borough. This attracts significant positive weight in the decision-making process within the context of Core Strategy Policy C3 and the Rochdale SHMA (2015) and Rochdale Housing Strategy 2017-22.
- 6.6 In quantitative terms, the scheme would also contribute towards the need for the Council to ensure a supply of 'small and medium sized in accordance with paragraph 69 of the Framework. Paragraph 69(c) of the Framework states that great weight will be afforded to windfall sites within the settlement boundaries for new homes. This also weighs in favour of the grant of planning permission.
- 6.7 The development is consistent with the Government's objective of significantly boosting housing land supply and it would help to meet identified needs for aspirational and family housing across the Borough.

Greenspace Corridor

- 6.8 In terms of Saved UDP Policy G/8, we established earlier that this designation does not represent a fundamental constraint to new development proposals. The key issues are whether any such development schemes would undermine the purposes of the Greenspace Corridor in question.
- 6.9 Firstly, it is relevant to note that the emerging local plan does not seek to 'roll over' Greenspace Corridors adopted through the Rochdale UDP in 2006. Indeed, the Framework does not advocate such blanket designations. Notwithstanding this point, the application site does not perform any meaningful contribution towards the purpose of the wider Greenspace Corridor in any event:
- The site is of low ecological value.
 - The site is in private ownership, and it does not support any recreational opportunities or activities.
 - The site is of limited interest in visual terms with a well-established tree line to the boundaries, which strongly delineates and screens the land from the land beyond the settlement boundaries to the south and east.

- The proposed development would be self-contained within the established boundaries of the site. It is already functionally, visually and physically separate from the wider Wince Brook Greenspace Corridor.
- The site does not currently perform any function consistent with the designation of a Greenspace Corridor.
- The site does not support any agricultural activity or operations.
- The scheme represents a logical infill opportunity within the built-up area as per the adopted development plan and it would serve to round off the built-up settlement boundary for this part of Alkrington.

6.10 We provide a summary of other decisions taken by the Council in relation to new housing development in similar Greenspace Corridor designations at Section 4 of this Statement. The key considerations are whether development would undermine the movement of wildlife and people, ecology and landscape impact. There is no basis for suggesting that this would be the case for our client's proposed development.

6.11 We again copy below the image taken from Watergrove CGI Design Statement showing what is effectively the Wince Brook Greenspace Corridor dashed yellow. Our client's site no longer performs any meaningful function to this corridor given the recently constructed 4 no. dwellings (dashed blue). The proposed development would not undermine the purposes of the Greenspace Corridor:



- 6.12 As discussed further below in the Design Section, views towards the application site from across Wince Brook are currently framed by the unmanaged embankment and the 1.8m high timber fencing for the completed scheme for 4 no. dwellings (as discussed at Section 2, the approved boundary treatment to the greenspace is close boarded timber fencing). The proposed planting along the eastern edge of the proposed scheme, and plot no. 4 of the constructed adjacent scheme, would soften the edge of the development. This represents a net visual and landscape benefit and the scheme would consolidate the enhance viewpoints along the Greenspace Corridor as a result of the landscape scheme proposed. See image of the planted eastern edge of the development below as viewed from Wince Brook below:



- 6.13 We provided an overview at Section 2 of this Statement of the 2012 appeal and subsequent grant of planning permission for 4 no. dwellings on the adjacent land. There is no justification for coming to a different view for our client's scheme now before the local planning authority, which will result in net benefits in terms of tree planting, landscaping and biodiversity enhancements. The same points as those in the officer report for 16/01302/FUL still apply:

"When considered in the wider context of the corridor (which spans for several hectares between Kirkway and Greengate), it is not considered that the loss of this land (part of which was, until a few years ago, occupied by buildings forming Ramsden Farm) would have a harmful impact on the visual, recreational or ecological value of the Greenspace Corridor."

- 6.14 Notwithstanding the weight to be afforded to Saved UDP Policy G/8, the proposed development would not conflict with the provisions of this policy in any event. Again, this is consistent with the way in which the Council has granted planning permission for other housing developments within

the identified Greenspace Corridor beyond the application site (see Section 4 of this Statement), including the adjacent land for 4 no. dwellings (see Section 2 of this Statement).

Design

- 6.15 The application site is of limited visual interest in its present state, and it is well screened from the wider Wince Brook Greenspace Corridor as discussed elsewhere within this Statement. The submitted landscape plan shows extensive new tree, shrub and wildflower planting. Views towards the application site from across Wince Brook are currently framed by the unmanaged embankment and the 1.8m high timber fencing for the completed scheme for 4 no. dwellings (as discussed at Section 2, the approved boundary treatment to the greenspace is close boarded timber fencing). The proposed planting along the eastern edge of the proposed scheme, and plot no. 4 of the constructed adjacent scheme, would soften the edge of the development and result in net positive landscape and visual impacts.
- 6.16 The proposed dwellings would be of high-quality design and would reflect the design concept found acceptable by the Council for the adjacent scheme.
- 6.17 The proposed development is compliant with Core Strategy Policies P2, P3 and DM1 in respect of design and the character and appearance of the area.

Accessibility and highways

- 6.18 The application site already benefits from an established vehicular and pedestrian access off Round Thorn Road. This access onto Round Thorn Road and the internal roadway were found to be acceptable by the Council pursuant to planning permission 16/01302/FUL. The net addition of 2 no. dwellings would have no material impact on the local road network and the scheme is acceptable in terms of highways safety.
- 6.19 In terms of accessibility, the site is located within the built-up area settlement boundaries of the Borough and the locational sustainability of this location for new residential development has already been accepted by the Council through the grant of planning permission for planning permission 16/01302/FUL.
- 6.20 The proposed development is compliant with Core Strategy Policies T1 and T2 and the Framework in terms of highways safety, the local road network and accessibility.

Ecology & Trees

6.21 In terms of ecology, the submitted reports prepared by Rachel Hacking Ltd are summarised as follows:

- The site is of low ecological value with limited opportunities for any protected species or habitats.
- There will be no harm to protected species subject to a planning condition relating to nesting birds.
- The proposed landscape scheme, and the erection of bat and bird boxes, will secure enhancements in terms of biodiversity

6.22 The proposed development is compliant with Core Strategy Policies G6 and G7 in terms of trees and ecology. The biodiversity enhancements weigh in favour of the grant of planning permission.

Residential amenity

6.23 The proposed scheme would ensure appropriate interface distances between the proposed new dwellings and there would be suitably sized residential gardens for each property. Future occupiers would benefit from good levels of privacy, light and outlook.

6.24 In terms of nearby occupiers, the proposed dwellings would be suitably distanced from the nearest residential properties. The existing embankment, which would be the subject of beneficial landscape and ecology works as a result of the proposed development, would effectively largely screen the new properties from view of those along Roundthorn Road.

6.25 The proposed development is compliant with Core Strategy Policy DM1 in terms of the residential amenity of future occupiers.

Drainage

6.26 The drainage for the proposed development would simply comprise a continuation of the previously approved drainage arrangements for the adjacent 4-dwelling scheme. There would be no conflict with Core Strategy Policy G8.

7. Conclusion

- 7.1 This Statement demonstrates that the proposed development is fully compliant with the provisions of the development plan. Planning permission should therefore be granted without delay in accordance with paragraph 11 of the Framework.

8. Appendices

EP1 – Decision notice, officer report and site layout plan: Land adj. Ashworth House.

EP2 – Decision notice, officer report and site layout plan: Land adjacent to Sacred Heart Football Club.

EP3 – Decision notice, officer report and site layout plan: Land off Dobfield Road.

EP1

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
16/01476/OUT	Emma Heron	18 September 2018

Address: Land off Belfield Mill Lane, Rochdale

Proposal: Outline application (including access) for the erection of 50 dwellings

PUBLICITY Y	Call up expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

INTERESTS	Officer dealing with planning matters / Councillor app?	N	Ten or more objections and recommendation to grant?	N
	Decision maker management interest in site?	N	Called up?	N

HUMAN RIGHTS ACT	Account has been taken of the Act's provisions.
ENFORCEMENT?	Y

EIA	Has a screening opinion been completed and saved to Onbase?	Y (16/01473/SO)
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RECOMMENDATION	GRANT subject to conditions and S106
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CHECKED AND SIGNED OFF BY: DR

DATE: 20/11/2018

SITE

The application relates to a parcel of land with a site area of approximately 1.91 hectares in total. The south west field is relatively level and is bounded on two sides by the backs of houses on Bellshill Crescent, and 67 Belfield Mill Lane. The boundary also benefits from tree and hedge planting on three sides including the road boundary. Beyond this enclosed field, is a well-used public right of way on a slim parcel of green space that gives way to steeply sloping ground down to river level, and views into open countryside.

Belfield Mill Lane, Rochdale Canal and a Railway line are to the south of the site, the river Beal to the east, an existing residential development on Bellshill Crescent to the west, and an area of open land to the north. In the centre of the site fronting the lane is a large residential property set within large grounds, which does not form part of the application site. The site is previously undeveloped land. Within the north eastern portion of the site there are footpaths defined as public rights of way. There is a grade II listed bridge approximately 70 metres to the east and a group Tree Preservation Order along the boundary of the south west section of the site. The site

is accessed via Belfield Mill Lane, and is 170 metres from the junction with Milnrow Road.

The south west field site is Defined Urban Area, the whole of the site has the designation of Greenspace Corridor, the north east half of the site is also designated as Protected Open Land.

PROPOSAL

The application seeks outline planning permission for up to 50 dwellings within the south west field (to the south west and north west of Ashworth House) with access taken from Belfield Mill Lane. The existing public rights of way would be retained in their current position. All other matters are reserved for subsequent approval.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF 2018) - Published July 2018

- The NPPF 2018 sets out the Government's planning policies for England and how these are expected to be applied.

National Planning Practice Guidance (NPPG) - Published March 2014

- The guidance is intended to complement the NPPF 2018 and provides a single resource for planning guidance.

Local

Adopted Rochdale Core Strategy (RCS):

The Core Strategy was formally adopted by the Council on 19th October 2016 and partially replaces the 2006 Unitary Development Plan. The following policies are relevant:

- SD1 Delivering sustainable development
- DM1 General development requirements
- DM2 Delivering planning contributions and infrastructure

SO2 Creating successful and healthy communities

- C1 Delivering the right amount of housing in the right places
- C3 Delivering the right type of housing
- C4 Providing affordable homes
- C7 Delivering education facilities

SO3 Improving design, image and quality of place

- P1 Improving image
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development

SO4 Promoting a greener environment

- G2 Energy and new development
- G5 Managing Protected Open Land
- G6 Enhancing green infrastructure
- G7 Increasing the value of biodiversity and geodiversity
- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution

SO5 Improving accessibility and delivering sustainable transport

Rochdale Unitary Development Plan (UDP):

A number of policies contained within the Unitary Development Plan have been saved following the adoption of the Core Strategy. The following saved policies are relevant:

G/D/1 Defined Urban Area

EM/7 Development and Flood Risk

EM/8 Protection of Surface and Ground Water

Supplementary Planning Documents:

- Guidelines and Standards for Residential Development (2016)
- Provision of Recreational Open Space in New Housing (March 2008) [Updated January 2017]
- Urban Greenspace in Rochdale MBC: A Quantitative and Qualitative Assessment (2008)
- Biodiversity and Development (March 2008)

RELEVANT SITE HISTORY

80/D10705 Outline application for 10 residential units. Refused June 1980

80/D11654 Outline application for one detached dwellinghouse. Refused Dec 1980

CONSULTATION RESPONSES

Canal and River Trust – no comments to make.

Coal Authority - The application site falls partly within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The Coal Authority's information suggests that a thick coal seam outcrops across the very southern part of the application site which may have been worked in the past.

The application is accompanied by a Phase 1 Geo-Environmental Desk Study report (January 2017, prepared by Capita). Whilst the majority of the application site falls outside the Development High Risk Area, based upon a review of sources of coal mining and geological information, the submitted report identifies that there exists the potential for the application site to be affected by past coal mining activity.

Accordingly, it goes on to recommend at Section 8.3.3 that intrusive site investigations are carried out in order to determine the presence/absence of mine workings and to inform any necessary remedial measures. The Coal Authority concurs with the recommendation that due consideration and assessment should also be afforded to the potential risk posed by ground/mine gas to the proposed development.

The intrusive site investigations should be designed by a competent person to properly assess ground conditions and to establish the exact situation regarding coal mining legacy which could pose a risk to the proposed development. The applicant should ensure that the exact form of any intrusive site investigation is agreed with The Coal Authority's Permitting Team as part of their permit application.

The findings of the intrusive site investigations should be interpreted by a competent person and should be used to inform any mitigation measures, such as grouting

stabilisation works, foundation solutions and gas protection measures, which may be required in order to remediate mining legacy affecting the site and to ensure the safety and stability of the proposed development.

The Coal Authority Recommendation to the LPA

The Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment Report; that coal mining legacy potentially poses a risk to the proposed development, particularly in the southern part of the site, and that intrusive site investigation works should be undertaken in order to establish the exact situation regarding coal mining legacy issues and to inform any remedial measures necessary to ensure the safety and stability of the proposed development.

Should planning permission be granted for the proposed development, a condition should therefore require the following prior to the commencement of development:

- * The undertaking of a scheme of intrusive site investigations which is adequate to properly assess the ground conditions and the potential risks posed to the development by past shallow coal mining activity;
- * The submission of a report of findings arising from the intrusive site investigations, the results of any gas monitoring and a scheme of proposed remedial works for approval; and
- * The implementation of those remedial works.

The Coal Authority therefore has **no objection** to the proposed development **subject to the imposition of a condition to secure the above.**

Conservation Project Officer - I have considered this outline proposal for a residential development on Belfield Mill Lane. The site is located to the north west of the railway, and beyond this to the east is the Rochdale Canal and Grade II listed Belfield Bridge over the canal.

As the railway acts as a barrier between the development site and the listed bridge, there is no visual connection between the two and as such I do not consider the proposal to cause harm to the listed structure. The proposed access to the site is from the south west so there would not be any increased traffic over the bridge. I have no objections to this proposal.

Drainage Engineer - I have no comment to make on the planning application 16/01542/FUL. I am happy with the drainage proposals made with regards to discharge on the River Beal.

Environment Agency - Thank you for referring further details (Phase 1 Geo-environmental Desk Study, Capita, January 2017) to the Environment Agency, which we received on the 10 February 2017.

We have reviewed the report with respect to risks to controlled waters and have the following comments:

The site is located in a sensitive location with respect to risks to controlled waters due to the presence of Secondary A aquifers in both drift and bedrock geology and the River Beal and the Rochdale Canal (SSSI and SAC) adjacent to the site boundaries. Our mapping shows a spring line to be present near the northern site boundary indicating that shallow groundwater is present in the underlying fluvioglacial sands and gravels which is discharging to the River Beal.

The planning application site boundary shows a parcel of land to the east of the main

site, between the rail line and the Rochdale Canal to be included within the application. This parcel of land is not discussed in the Desk Study report and therefore prior to carrying out intrusive investigation of this piece of land the desk study information should be reviewed.

The site history indicates that the site has not been developed during its history however, Capita conclude that adjacent land use such as the railway line, mine workings on the land to the south and small scale local industry in the surrounding area may have resulted in contaminants being present on the site. Therefore an intrusive site investigation is recommended. Considering the sensitivity of the location we concur with this conclusion and the previously recommended conditions in our previous response still (ref: SO/2017/116784/01) apply.

Biodiversity

Condition a scheme for provision and management of landscaped areas and a buffer zone alongside the wetland to be submitted and approved.

Reason Development that encroaches on wetlands has a potentially severe impact on their ecological value.

Condition a landscape management plan

Reason To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy.

These conditions are supported by the National Planning Policy Framework (NPPF), paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

The Natural Environment and Rural Communities Act which requires Local Authorities to have regard to nature conservation and article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity.

Condition a scheme to dispose of foul and surface water.

Reason To protect the water environment

Environmental Health (noise/odour) - Given the close proximity of the dwellings to the rail network, this section would require a noise survey to demonstrate that the following internal and external level s can be achieved:

- ▯ 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm.
- ▯ 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am.
- ▯ 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm.
- ▯ 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.
- ▯ Noise in external amenity areas shall not exceed 55 dB(A).

The new dwellings shall be designed and constructed to ensure noise from passing trains does not exceed 45 dB(A)L_{max} measured in bedrooms with the window closed.

Greater Manchester Archaeology Advisory Service - The application is accompanied by an archaeological desk based assessment which was prepared by Oxford Archaeology North. This is a useful and thorough piece of work that concludes that the vicinity of the development site has considerable known and potential archaeological interest but that the proposal site itself has little interest and potential. GMAAS concur with these comments and consider that no further archaeological mitigation is required for this scheme.

Greater Manchester Ecology Unit –

Summary - An ecological assessment was provided as part of the application. The site is generally of low ecological value but there are a number of potential issues relating to existing trees, hedgerow, the River Beal, invasive species and proximity to the Rochdale Canal SAC that require avoidance and or mitigation. No further surveys are however required at this point, outstanding issues being resolvable via informative and condition.

Rochdale Canal SAC

The development is within 50m of the Rochdale Canal SAC. However as previously commented on the 19th December as part of the screening opinion, there are no direct physical impacts resulting from the development, no hydrological linkage, no shading impacts and separated from the canal by a railway line, the only potential impact being increased recreational pressure on the canal towpaths. Floating water-plantain the conservation interest associated with the canal is not regarded as sensitive to pedestrian usage, which in any event is likely to low. ***In my opinion a habitat regulation assessment is not required.***

Bats

Two trees on the site were assessed as having bat roost potential and recommended for retention. It appears from the illustrative masterplan that both trees could be included within the development, as the group they are part of is retained, however the Arb report recommends both trees be removed on tree health grounds. As the trees are avoidable and this is an outline application I see no reason at this point to require further bat surveys. However I realise that as both trees are alongside Bellfield Mill Lane, they may present a health and safety hazard and therefore may have to be removed. I recommend a condition along the following lines is applied to any permission.

T1 & T2 as shown in Figure 2- Phase 1 Habitat Map of the Ecological Survey and Assessment- [ERAP Ltd ref: 2015-284] shall be retained as part of the development unless further bat surveys have been provided and agreed in writing by the LPA

Otter and Water Vole

The River Beal theoretically could provide habitat for water vole and otter, however as the development is not likely to impact directly on the River given the proposed buffer no further information is required. The following informative should however be applied to any permission.

Whilst there is only a low risk of water vole being present, the applicant is reminded that under schedule 5 of the Wildlife & Countryside Act 1981 (as amended) it is an offence kill or recklessly damage, destroy or obstruct habitat utilised by water vole . If a water vole is found during the development all work should cease immediately and a suitably licensed ecologist employed to assess how best to safeguard the water voles(s). Natural England should also be informed.

Whilst there is only a low risk of otter being present, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill otters. If an otter is found during the development all work should cease immediately and a suitably licensed ecologist employed to assess how best to safeguard the otter(s). Natural England should also be informed.

Nesting Birds

Whilst the illustrative masterplan indicates retention of much of the existing hedgerow and trees on the site, some loss will occur to facilitate access. This is potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition along the following lines is applied to any permission.

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Invasive Species

Himalayan balsam has been identified on the site, particularly along the River Beal, but also within the hedge line along Bellfield Mill Lane. Species such as Himalayan balsam are included within schedule 9 part 2 of the Wildlife & Countryside Act 1981, as amended. It is an offence to introduce or cause to grow wild any plant listed under this schedule. Eradication along the River Beal would be unrealistic but elsewhere on the site could be achieved. I recommend a condition along the following lines.

Prior to any earthworks a method statement detailing eradication and/or control and/or avoidance measures for himalayan balsam should be supplied to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the LPA.

River Beal

Part of the River Beal falls within the development site. The River Beal is subject to the EU Waterframework Directive which requires environmental objectives be set for all surface and ground waters to enable them to achieve good status or potential for heavily modified water bodies by a defined date. One objective is to prevent further deterioration which can include changes to flow pattern, width and depth of channel, sediment availability/transport and ecology and biology.

The development proposes to provide a generous buffer between the housing and the River and designate this area as public open space, providing the potential for nett benefits through appropriate landscaping. However there is also the potential for negative impacts during construction and post development from any drainage proposed from the site direct to the River.

As part of my screening opinion comment I recommended a Water framework Directive Assessment, however on viewing the scale of the buffer I am happy that this is not necessary and that the risks and opportunities noted above can be covered by condition.

During construction I would recommend a condition along the following lines (which could form a bullet within a wider construction and environmental management plan).

No development, site clearance, earth moving shall take place or material or machinery brought on site until a method statement to protect the River Beal from accidental spillages, dust and debris has been supplied to and agreed by the LPA. All measure will be implemented and maintained for the duration of the construction period in accordance with the approved details.

In terms of post development risks a drainage condition along the following lines

No development shall take place until details of the means of foul & surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The details, as approved, shall be implemented in full in accordance with a timetable which has first been agreed in writing by the Local Planning Authority.

In terms of enhancement measures ie positive gain see below.

Contributing to and enhancing the natural environment.

The NPPF states that the planning system should contribute to and enhance the natural Environment. The proposed development will primarily impact on low ecological value grassland but will result in loss of hedgerow, trees and scrub. Without mitigation there would be a nett loss of ecological value contrary to guidance within the NPPF. Retention of much of the higher value ecological interest is currently proposed for retention and adequate land is being retained as open space to enable adequate mitigation on site and nett gain.

I would recommend that mitigation focus on like for like replacement, i.e. any trees lost replaced and any hedgerow lost replaced and enhancement of the retained northern section of grassland and the River Beal. In particular there are opportunities to enhance the riparian habitat of the River Beal through control of balsam and planting of appropriate trees and shrubs species. In particular I would request that native black poplar be planted as I note from the arb report the presence of Manchester poplar a clone of native black poplar and black poplar are also a GM Biodiversity priority species.

I am however concerned about the feasibility of maintaining the open space which is on a relatively steep slope susceptible to invasion by balsam once management ceases. Low level grazing may be advisable.

As this is outline and more than adequate land is available the detail can be conditioned along the following lines.

A landscape management plan shall be submitted to and approved in writing by the LPA, prior to commencement of development. The content of the plan should include:

- ▯ ***Replacement native tree and hedgerow planting for any losses***
- ▯ ***Enhancement of the River Beal riparian habitat through appropriate native planting***
- ▯ ***Grassland biodiversity enhancement/creation measures for the slope adjacent to the River Beal***
- ▯ ***Provision of artificial nesting opportunities for birds and roosting habitat for bats within the housing development***
- ▯ ***A five year management plan for any habitat enhancement and creation measures***

The approved plan will be implemented in accordance with the approved details.

Infrastructure Development Officer (Transport for Greater Manchester) -

Highways Impact:

TfGM HFAS have reviewed the Transport Assessment (TA) prepared by JMP Consultants in support of the proposed residential development. This examines the potential trip generation of the site, using the industry standard database TRICS.

The results of the assessment demonstrates that the proposed residential development is likely to generate 29 two-way trips in the AM Peak (08:00-09:00) and

30 two-way trips in the PM Peak (17:00-18:00). This represents roughly 1 additional vehicle movement every two minutes on the highway network.

HFAS have undertaken additional sensitivity testing using the recommended person trip and modal share approach, which has produced similar results.

Additionally, junction modelling undertaken for the new site access with Belfield Mill Lane, and the junction of Belfield Mill Lane/Albert Royds Street concludes there are no capacity issues in the future year development scenario.

TfGM agree with the findings of the TA and as such no further actions are required.

Public Transport:

There are bus stops within 300m of the site on the A664 Albert Royds Street, providing hourly daytime services to Rochdale and Castleton, Monday to Saturday. The A640 Milnrow Road offers better connections to Milnrow, Middleton and Rochdale at 10-30 minute intervals, with these bus stops being located circa 800m away from the site.

The nearest railway station is Smithy Bridge located circa 1.5km from the site. Rochdale Interchange is circa 2.5km.

It is therefore considered that the site is not particularly well served by public transport, with the majority of services being outside of desirable walking distances (The Institution of Highways and Transportation Guidelines for Providing for Journeys on Foot). It is therefore important that the applicant consider upgrading the nearby bus stops on Albert Royds Street in accordance with TfGM's bus stop design guidelines in order to encourage the use of public transport.

http://www.tfgm.com/Corporate/Documents/Miscellaneous/07_0650_bus_stop_guidelines.pdf

Active Travel:

In order to maximise the benefits of the site's location in relation to active travel, it should be ensured that the pedestrian and cycling environment is designed to be as safe, convenient and attractive as possible, so as not to discourage people from accessing the site on foot / by bicycle. This should be applied both throughout the site layout, and also between the site and existing active travel networks and can be achieved through measures such as the appropriate use of surfacing materials, landscaping, lighting, signage and road crossings.

To promote active travel and link in with the surrounding environment, the applicant should take advantage of the surrounding area, providing connections and linkages to benefit the walking/cycling environment. It is noted that a footway is proposed along the western side of Belfield Mill Lane from the site linking to existing provision to the south, which will improve pedestrian safety.

It is also important to ensure that the development includes adequate infrastructure and facilities to encourage future residents to travel by sustainable modes. TfGM would therefore recommend that each dwelling makes provision for some form of secure cycle parking within the site curtilage of the dwellings.

Travel Plan:

To encourage sustainable travel choices, it is important that the development is accompanied by a robust Residential Travel Plan with effective measures for bringing about modal shift, i.e. the use of incentives, provision of onsite and offsite infrastructure, along with a clear monitoring regime with agreed targets.

A Residential Travel Plan should include:

- ▯ A Travel Plan budget and resources for the implementation and day to day management of travel plan measures;
- ▯ Appropriate management structures;
- ▯ Detailed time frames for the delivery;
- ▯ Handover arrangements for the travel plan or its components, when the developer's responsibility ceases; and
- ▯ Targets and monitoring arrangements.

Ideally a Full Travel Plan should include tailored measures to overcome specific barriers or take advantage of opportunities presented by the site in order to encourage future residents to use sustainable modes of travel for appropriate journeys.

Condition: Should Rochdale Council be minded to approve this application it is suggested that a condition for the development, submission, implementation and monitoring of a Full Residential Travel Plan be attached to any planning consent.

Minerals and Waste Officer – I can confirm that based on the findings of the Assessment the MWPU are satisfied that the extraction of sand and gravel at this site is unlikely to be economically, physically or environmentally practicable given the constraints of the site.

However, as the site is also underlain by coal it will be important to consult with the Coal Authority who can advise on any stability issues which may need to be addressed as we do not hold that data.

Network Rail - The proposal is in close proximity to the existing operational railway, as such the developer will need to bear in mind the following:

- (1) A **BAPA** (Basic Asset Protection Agreement) will need to be agreed between the developer and Network Rail. The developer will be liable for all costs incurred by Network Rail in facilitating this proposal, including any railway site safety costs, possession costs, asset protection costs / presence, site visits, review and agreement of proposal documents and any buried services searches. The BAPA will be in addition to any planning consent.

The applicant / developer should liaise directly with Asset Protection to set up the BAPA.

For major works / large scale developments an Asset Protection Agreement will be required with further specific requirements.

An APA will be required if Network Rail's costs are £75,000 and over.

AssetProtectionLNWNorth@networkrail.co.uk

- (2) The developer is to submit directly to Network Rail a Risk Assessment and Method Statement (RAMS) for all works to be undertaken within 10m of the operational railway. Network Rail would need to be assured the works on site follow safe methods of working and have taken into consideration any potential impact on Network Rail land and operational railway infrastructure. Review and agreement of the RAMS will be undertaken once a BAPA has been set up between Network Rail and the applicant/developer. The applicant /developer is to submit the RAMs directly to:

AssetProtectionLNWNorth@networkrail.co.uk

- (3) If vibro-compaction machinery / piling machinery or piling and ground treatment works are to be undertaken as part of the development, details of the use of such machinery and a method statement must be submitted to the Network Rail Asset Protection Engineer for agreement.
- ▮ All works shall only be carried out in accordance with the method statement and the works will be reviewed by Network Rail. The Network Rail Asset Protection Engineer will need to review such works in order to determine the type of soil (e.g. sand, rock) that the works are being carried out upon and also to determine the level of vibration that will occur as a result of the piling.
 - ▮ The impact upon the railway is dependent upon the distance from the railway boundary of the piling equipment, the type of soil the development is being constructed upon and the level of vibration. Each proposal is therefore different and thence the need for Network Rail to review the piling details / method statement.

Maximum allowable levels of vibration - CFA piling is preferred as this tends to give rise to less vibration. Excessive vibration caused by piling can damage railway structures and cause movement to the railway track as a result of the consolidation of track ballast. The developer must demonstrate that the vibration does not exceed a peak particle velocity of 5mm/s at any structure or with respect to the rail track.

(4) All surface water is to be directed away from the direction of the railway. Soakaways, as a means of storm/surface water disposal must not be constructed near / within 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. Once water enters a pipe it becomes a controlled source and as such no water should be discharged in the direction of the railway.

- ▮ Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains.
- ▮ Suitable drainage or other works must be provided and maintained by the developer to prevent surface water flows or run-off onto Network Rail's property.
- ▮ Proper provision must be made to accept and continue drainage discharging from Network Rail's property.
- ▮ Suitable foul drainage must be provided separate from Network Rail's existing drainage.
- ▮ Drainage works could also impact upon culverts on developers land.

Water discharged into the soil from the applicant's drainage system and land could seep onto Network Rail land causing flooding, water and soil run off onto lineside safety critical equipment / infrastructure; or lead to de-stabilisation of land through water saturation.

(5) Network Rail will need to review all excavation and earthworks within 10m of the railway boundary to determine if the works might impact upon the support zone of our land and infrastructure as well as determining relative levels in relation to the railway. Network Rail would need to be informed of any alterations to ground levels, de-watering or ground stabilisation and we would need to agree the works on site to ensure that there is no impact upon critical railway infrastructure.

(6) The LPA and the developer (along with their chosen acoustic contractor) are recommended to engage in discussions to determine the most appropriate measures to mitigate noise and vibration from the existing operational railway to ensure that there will be no future issues for residents once they take up occupation of the dwellings.

Network Rail is aware that residents of dwellings adjacent or in close proximity to, or near to the existing operational railway have in the past discovered issues upon occupation of dwellings with noise and vibration. It is therefore a matter for the developer and the LPA via mitigation measures and conditions to ensure that any

existing noise and vibration, and the potential for any future noise and vibration are mitigated appropriately prior to construction.

To note are:

- ▯ The current level of railway usage may be subject to change at any time without prior notification including increased frequency of trains, night time train running, heavy freight trains, trains run at weekends /bank holidays.
- ▯ Maintenance works to trains could be undertaken at night and may mean leaving the trains' motors running which can lead to increased levels of noise and vibration.
- ▯ Network Rail also often carry out works at night on the operational railway when normal rail traffic is suspended and often these works can be noisy and cause vibration.
- ▯ Network Rail may need to conduct emergency works on the existing operational railway line and equipment which may not be notified to residents in advance due to their safety critical nature, and may occur at any time of the day or night, during bank holidays and at weekends.
- ▯ Works to the existing operational railway may include the presence of plant and machinery as well as vehicles and personnel for project or emergency works.
- ▯ The proposal should not prevent Network Rail from its statutory undertaking. Network Rail is a track authority. It may authorise the use of the track by train operating companies or independent railway operators, and may be compelled to give such authorisation. Its ability to respond to any enquiries regarding intended future use is therefore limited.
- ▯ The scope and duration of any Noise and Vibration Assessments may only reflect the levels of railway usage at the time of the survey.
- ▯ Any assessments required as a part of CDM (Construction Design Management) or local planning authority planning applications validations process are between the developer and their appointed contractor.
- ▯ Network Rail cannot advise third parties on specific noise and vibration mitigation measures. Such measures will need to be agreed between the developer, their approved acoustic contractor and the local planning authority.
- ▯ Design and layout of proposals should take into consideration and mitigate against existing usage of the operational railway and any future increase in usage of the said existing operational railway.

Open Spaces Society - I would like to register an Objection to this proposal.

There are 3 public footpaths within the area of the land identified for development, Roc D Fp 44, 45, and 46. These are well signed and are in public use. The path is not obstructed and is be very well used by the residents and ramblers for exercise and recreation and is an important open space for health and wellbeing, this is the only open space within this heavily urbanised area.

After checking the OS maps dating back to 1848, this identified area of land has always been farm land/grazing land and the footpaths have always appeared to be part of this landscape. All three are listed in the Councils Right of Way List and are on the Definitive Map.

The whole of the proposed site is allocated as Greenspace Corridor, the larger field, to the north east, is allocated as Protected Open Land. Any development would adversely affect the character of the surrounding land and its openness with its replacement of residential housing.

In the main documents I have found only two of the paths referred to. The principal path which runs along the south west boundary of the field, before turning north east to follow the side of the railway line connects in to the greater path network and is part of the network of 'primary countryside routes'. The other path runs in an east-

west direction. There is not a reference to Roc D Fp 44. On the site map, Page 26 of the document provided by the developer "all three Rights of Way are shown as being retained". Perhaps this is a minor error but this does need to be resolved and intentions made explicit. If they plan to divert the Rights of Way the new path must link to the old path either directly or via another highway. The new path has to be at least as convenient to the public as the old one and must remain clear for public use. Loss of open space would be the loss of a great asset not only to the local community but to the whole of the borough.

The council should be seen to facilitate the greater use of these routes by walkers/ramblers, cyclists, horse riders and those people with impaired mobility. Where opportunities and resources permit, the Council should implement enhancement schemes such as way marking, picnic, historical and listed buildings and be seen to be proactive in encouraging tourist to come and visit the area, which, in effect will increase the local economy.

The south-western edge of the Clegg Hall Farm Conservation Area lies just within the area under consideration. This area is rich in history and dates back to the 13th century. The visual impact of a modern development would be profound and also of concern for other settings of the surrounding heritage assets, including the canal, railway, two adjacent bridges, Ashton House, Belfield Mill Terraces, and the two mills to the east of the canal.

Belfield Lane – it is just that – a lane which is narrow with passing places at some points, it would have been a cart track to the mills and farms in bygone days. A development will make a big difference. It will mean new road infrastructure would have to be in place and a lot more cars would be using this lane as well as the local businesses that are already there and the local residents, and at this point in time, parking is at a premium.

If a public right of way is affected by a development and needs to be diverted, this has to be by a Public Path Order under the Town and Country Planning Act 1990.

The applicant should be made aware of administration charges for processing an application for a public path diversion order. Adjacent paths can be considered at the same time and included in the same order but would also incur a charge per path.

Legislation requires the Council to advertise the order in a local newspaper and then if the order is confirmed the applicant should also pay the cost of advertising the confirmation (this varies with the newspaper and length of advert required).

In conclusion as Local Correspondent for Open Spaces I object to this development for the following reasons.

- Open Spaces Society would vigorously defend any attempts at loss or closure of any of the Rights of Way in this area.
- Loss of an amenity for the local communities and the Borough.
- Concern of real access for all. (Disability Discrimination Act 1995 and 2005 and Rights of Way)
- Maintenance of Public Rights of Way would be affected by encroachment
- Conservation and biodiversity.
- Adverse visual effects of heritage assets within the surrounding countryside.

Peak and Northern Footpaths Society – The application appears to affect footpaths 44 and 45. If planning permission is granted, please include a condition that there must be no obstruction of any public right of way. Should a temporary or permanent obstruction be unavoidable, then no development should take place until a Diversion

Order has been confirmed and the diversion route, with a satisfactory surface and adequate width and way marking, is available for public use.

Rights of Way Officer - Rochdale D FPs 44, 45 and 46 appear to be within the land proposed to be developed. All three footpaths must remain clear and unobstructed and useable by the general public at all times throughout the proposed development. Should any temporary or permanent diversions be required applications should be made by the usual processes and procedures.

Tree and Woodland Development Officer - I have no objections in principle to the proposals. There are a number of trees currently protected under TPO034, particularly the Manchester poplars T1 and T2 and several within G13 and G15 that are of poor quality or suppressed. This proposal may represent an opportunity for new planting to improve the tree specimens on the site, particularly along the boundary with Belfield Mill and around Ashworth House.

I have concerns regarding possible future pressure for removal of protected trees within G14 from any dwellings immediately north of this area. I would want to see a comprehensive landscape plan that includes planting proposals to mitigate the loss of the trees identified within the arboricultural impact assessment and improve the boundary with Belfield Mill Road and around Ashworth House.

Once a final layout is proposed I would expect to see an updated arboricultural impact assessment and method statement showing details of tree protection in line with BS5837 (2012) Trees in Relation to Design, Demolition and Construction.

United Utilities -

Drainage Conditions:

United Utilities will have no objection to the proposed development provided that the following conditions are attached to any approval:

Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

Surface water drainage scheme to accord with NPPG hierarchy of drainage options. No surface water to discharge to the public sewerage system either directly or indirectly.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

The applicant can discuss any of the above with Developer Engineer, Neil O'Brien, by email at wastewaterdeveloperservices@uuplc.co.uk.

Management and Maintenance of Sustainable Drainage Systems:

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

For schemes of 10 or more units and other major development, we recommend the

Local Planning Authority consults with the Lead Local Flood Authority regarding the exact wording of any condition.

Water Comments:

A domestic water supply can be made available to the proposed development.

The applicant must undertake a complete soil survey, as and when land proposals have progressed to a scheme design i.e. development, and results submitted along with an application for water. This will aid in our design of future pipework and materials to eliminate the risk of contamination to the local water supply.

Water pressure in this area is regulated to around 2 bar. This should be taken into account when designing the internal plumbing.

Pumps fed storage of 24 hours capacity is recommended for developments of 3 stories and over.

The level of cover to the water mains and sewers must not be compromised either during or after construction.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

If planning permission is granted, the applicant should check the location and conditions of our easement with United Utilities Property Services, Grasmere House, Lingley Mere Business Park, Lingley Green Avenue, Warrington, WA5 3LP.

General comments:

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 03707 510101 to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Supporting information:

United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region.

Site drainage:

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;

4. to a combined sewer.

The comments made in this letter regarding site drainage reflect this approach.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours, notices displayed in the vicinity of the site and a notice placed in the local press. 9 letters of objection have been received, the key points are summarised as follows:

General Principle:

- ▯ Over-development of the site including pressure on infrastructure and services;

Officer's Response: The application is made in outline for up to fifty houses. The precise number of houses that can be accommodated on the site will be assessed in a reserved matters application.

Traffic Impact:

- ▯ Belfield Mill Lane is single track and already struggles to cope with the existing volume of traffic.
- ▯ The new development over the bridge plus the Business Park and clubhouse has already increased traffic in the area;
- ▯ There are no passing places or pedestrian footpaths (many people use the lane to access the canal towpath);
- ▯ The increase in traffic on this narrow lane will be dangerous to road users;
- ▯ It is unclear how heavy plant, large wagons etc. would access the site for construction purposes and the impact this would have on the lane;
- ▯ Planning permission has been refused in the past on the grounds that extra traffic would be hazardous and dangerous;
- ▯ It is believed that the vehicle trip estimation is unreservedly low;

Officer's Response: See Access and Highway Safety section of this report.

Neighbour amenity:

- ▯ New residents garden/waste storage bin will be directly in front of 65/67 Belfield Mill Lane.
- ▯ A green buffer zone should be included 3-5 metres from our drive (65/67 Belfield Mill Lane)
- ▯ Concern over noise and pollution brought about by an increase in number of houses on the lane;
- ▯ Detrimental impact on residential and visual amenity of the area and
- ▯ Contrary to rights contained within the Human Rights Act (Protocol 1, Article 1, and Article 8);

Officer's Response: Housing layout and number of houses would be determined as part of a reserved matters application. This will include a full assessment of the relationship with neighbouring properties and space within plots for bin storage and other amenities.

Wildlife:

- There is a colony of bats living in the trees and use the fields for feeding. What impact will the development have on them and other wildlife.

Officer's Response: See Ecology Section of this report

ANALYSIS

Principle of Development

Planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF 2018) revised in 2018 is one such material consideration and whilst it does not change the legal status of the development plan, it promotes a presumption in favour of sustainable development, to which there are three mutually dependent dimensions: economic, social and environmental. Having specific regard to residential developments, Paragraph 59 of the NPPF 2018 requires Local Planning Authorities to support the Government's objective of significantly boosting the supply of homes.

Housing Supply

Adopted Rochdale Core Strategy Policy C1 requires the provision of at least 460 net additional dwellings per year in the period 2012 to 2028 to assist in the creation of successful, inclusive and mixed communities and meet the housing needs. The policy acknowledges that this is a challenging target and whilst it seeks to ensure that the focus is on maximising the use of brownfield sites it states that the development of greenfield sites may be necessary.

In terms of housing supply, the Council's latest published information is the 2018 Strategic Housing Land Availability Assessment (SHLAA) which shows the position as at 1st April 2018.

The Framework requires local authorities to be able to demonstrate a deliverable five year supply of housing land. In doing this it is necessary to deal with any previous underperformance against the target in the plan period and therefore the target for the first five years takes account of actual performance in the period 2012 to 2017. In that period there was a total overall underperformance against the revised Core Strategy target of 649. Taking account of this underperformance increases the base target for this period to 522 per annum. This therefore gives a target of 548 per annum with a 5% buffer applied, 574 if a 10% buffer is applied and 626 if a 20% buffer is applied. At 1st April 2018 the Council could demonstrate a 6.1 year supply of land available to deliver new housing when assessed against the target.

In considering the need for the site to come forward the delivery of the houses as well as supply is also required to be assessed. The net completion figure for 2016/17, along with overall average for the last few years, shows that there needs to be a significant uplift in the number of homes being built in the borough. Continual underperformance against the target will mean that the target to be met over the next five years will rapidly increase.

Given the above, it would appear that the ability of the site to deliver new homes to meet the Core Strategy target means that general support could be afforded to the

proposal in principle. The next issue is whether the proposal can be considered sustainable when considered against other Local Plan policies, including those relating to the site's designation as a Greenspace Corridor (green infrastructure) / Protected Open Land.

Given the above, it would appear that the ability of the site to deliver new homes to meet the Core Strategy target means that general support could be afforded to the proposal in principle. The next issue is whether the proposal can be considered sustainable when considered against other Local Plan policies, including those relating to the site's designation as a Greenspace Corridor (green infrastructure) / Protected Open Land.

Impact on Greenspace Corridor (green infrastructure) / Protected Open Land

The south west field incorporating the parcel of land at the rear of Ashworth House is within the Defined Urban Area and Greenspace Corridor. The Defined Urban Area under saved UDP policy G/D/1 aims to locate new development in the urban area in order to support regeneration and protect the countryside. The Greenspace Corridor designation is considered under saved UDP policy G/8, and Core Strategy policy G6 (enhancing green infrastructure).

Within Greenspace Corridors, proposals will not be permitted that compromise the purpose of the Corridor for wildlife, recreation or agricultural purposes or harm the landscape qualities and character of the corridor. Policy G6 (with regards to river valleys and green corridors) seeks to enhance recreational links between urban areas and open countryside to allow passage of wildlife, provide local opportunities for recreation, improving visual amenity, and contribution to local and wider environmental management.

The north eastern portion of the site also falls within Protected Open Land for which saved UDP policy D/10 and Core Strategy policy G5 are relevant. They restrict development within Protected Open Land outside the urban area and not in the Green Belt unless it is limited to development that would be acceptable in the Green Belt and is small scale and consistent with other policies including allocations.

The amended Parameters Plan identifies only the field within the Defined Urban Area for residential development with the rest given over to landscaping and tree planting together with the retention of the public rights of way in their current form. Conditions of any outline consent would restrict all built development to the south west field which is within the Defined Urban Area. Subject to landscaping and wetland buffer zone details the proposals in the north east portion of the site are capable of being in accordance with development plan policies as described above, with the exception of the greenspace corridor policy, which is considered further below.

In relation to the developable area as indicated on the Parameters Plan, the test for assessing the site's suitability for development is whether development would compromise the purpose of the Corridor for wildlife, recreation or agricultural purposes or harm the landscape qualities and character of the corridor. Having regard to landscape quality and character, the developable area is considered to be a logical infilling of the urban fringe, dictated by the position of Ashworth House, the rear boundary of the adjoining housing estate to the north and the enclosed nature of the field. There is a clear visual distinction between the developable field and the area designated as Protected Open Land.

With regards recreational opportunities and agricultural use, the field is overgrown and is no longer used for agriculture. It also offers no opportunities for recreation, with no clearly established through-routes for walkers, given the lack of two way access and the close proximity to defined and good quality public rights of way. The

field proposed for development is of low ecological value, with the areas of higher value ecological interest towards the river Beal being retained and protected. The development proposal would however result in the loss of hedgerow, trees and scrub but it is considered that there are opportunities for mitigation and enhancements to the natural environment coupled with the protection afforded to the trees by way of a Tree Preservation Order (see Ecology section of this report).

Conclusion on Principle of Development

The south west field (as set out as a principle on the amended Parameters Plan) is suitable for the delivery of new homes to meet the Core Strategy target. The site is of low ecological value, there are no recreational or agricultural uses of the land, and the landscape character is such that the field could be seen as a logical infilling of the urban area. Other policy material considerations are considered further in the remainder of this report.

Design, Layout, Character and Appearance

Paragraph 124 of the NPPF 2018 advises that good design is a key aspect of sustainable development. Paragraph 127 requires development to be sympathetic to local character. Policies P1, P2 and P3 of the Core Strategy set out a requirement for good design, improved image and protection and enhancement of character, landscape and heritage.

The parcel of land identified for development is on relatively level ground and is bounded by residential development from its southern boundary round to the northwest, and by the prominent garden boundary of Ashworth House. Where the northern boundary links to open countryside and the well-used public rights of way, there is a clear visual distinction between the field and the open countryside to the north. Overall the development of this field is considered to be a logical 'rounding off' of the settlement boundary in this location that will have minimal impact on the character of the open countryside.

This part of Belfield Mill Lane benefits significantly from having a quiet rural character, with contributing factors being the narrow lane, trees and hedgerows adjoining the road within the proposed development site, the character and solitary position of Ashworth House, and close range views towards the adjacent open countryside. The addition of housing near to the roadside and the proposed site access, will inevitably erode the quiet rural character and appearance of the lane however this can be mitigated to some extent by the retention of trees and hedgerows bounding the roadside together with supplemental landscaping which would be considered further as a reserved matter. The group Tree Preservation Order offers additional protection to the existing trees. Taking into account the need for additional housing within the Borough and the opportunity to control the retention and addition of trees and hedges along the road frontage either side of the new access, the proposal is considered acceptable. The subsequent applications for approval of details reserved will require a high quality development with new areas of planting and landscaping to respect the character of the site and the area.

Access and Highway safety

Policy T2 of the Core Strategy sets out that development and infrastructure proposals are required to satisfy the Council's accessibility hierarchy and in all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through. Developments are required to provide parking in compliance with the Council's Maximum Car Parking Standards as set out in Appendix 5 of the CS.

Policy DM1 of the Core Strategy sets out that development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements. Paragraph 109 of the NPPF 2018 sets out that development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The Highway Authority accepts the conclusions of the Transport Assessment that the A664 / Belfield Mill lane junction operates within theoretical capacity and would continue to do so upon completion of the proposed development. However they raise concerns in relation to capacity issues on Belfield Mill Lane itself during peak periods. This relates to the regular weekend usage of the Sacred Heart Football Club and the reduction in width of the carriageway when supporters park on the road in the vicinity of the proposed development site where the road narrows. They conclude that whilst the proposed volume of traffic and background levels may not in themselves cause vehicle conflict, the narrowing of the carriageway would push the capacity of the street beyond acceptable levels to the detriment of road safety and highway functionality. They also advise that their concerns would be alleviated with the implementation of a 20 mph zone as part of a Traffic Regulation Order.

A Traffic Regulation Order is a requirement of the Highway Authority towards a 20 mph self-enforcing zone. The trigger for payment would be a clause in the S106 agreement. With this mitigation, the development would be acceptable and would accord with the policies listed above.

Amenity

The south western field proposed for residential development is bounded on three sides by the rear of houses on Belshill Crescent. At least eight of these face directly on to the boundary with the site with the remainder at an oblique angle. The front elevation of 67 Belfield Mill Lane directly faces the site and is separated from the field boundary only by the private driveway serving this dwelling. Design and layout are matters reserved for subsequent approval and will be assessed having regard to the requirement of safeguarding neighbouring amenity, in accordance with Core Strategy policy DM1 and the Guidelines & Standards for Residential Development SPD, 2016. For the purpose of this outline application, the site can be developed for residential purposes in principle without unduly harming the amenity of the occupants of nearby properties.

Ecology

Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on all public authorities to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. Paragraph 170 of the NPPF 2018 states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity. Policy G7 of the Core Strategy requires that no development should result in a net loss in biodiversity and geodiversity.

The application is accompanied by an Ecological Survey and Assessment, which identifies a single hedgerow as Priority Habitat; the trees within the site and adjacent River Beal as providing structural diversity and habitat connectivity; two trees have been identified as suitable for use by roosting bats with the remaining trees and hedgerows as suitable for nesting birds; the River Beal has been identified as suitable habitat for water vole and otter. The report and survey also recommends methodologies for the retention and protection of these features together with

ecological enhancement measures to be designed in to the proposed layout in the form of bat and nesting bird boxes and native tree and shrub planting species.

Greater Manchester Ecology Unit advises that no further survey work is required but does identify issues in relation to existing trees and hedgerows, invasive species and proximity to the River Beal and Rochdale Canal (SAC). These issues can be mitigated through planning conditions and informatives. Full details are set out in the consultation responses above. With regards to biodiversity gain, the GMEU recommends a condition on the principle of like for like replacement of lost trees and hedgerows, enhanced grassland and riparian habitat, and provision of artificial bat and bird boxes within the housing development. These would be secured through the later details of layout and landscaping and conditions.

Trees and landscaping

Paragraph 170 of the NPPF 2018 states that planning policies and decisions should recognise the wider benefits from natural capital, including the economic and other benefits of trees and woodland. Policy G6 of the Core Strategy sets out that development proposals are expected to avoid the loss of existing urban greenspace or features e.g. trees. Policy G7 also requires that development proposals should protect and enhance existing features such as trees, hedges, flora and fauna and promote biodiversity.

The application site is bounded by trees the subject of a group Tree Preservation Order (TPO 034). The application is accompanied by a Tree Survey Report and Arboricultural Impact Assessment. These identify individual trees and groups and assess their condition and amenity value together with suggested works.

Some trees identified as T1, T2 and several within G13 and G15 are of poor quality or suppressed and as such, as well taking into account the site's designation as a Green Corridor, the development should represent an opportunity for new planting to improve the tree specimens on site, particularly on the boundary with Belfield Mill Lane and around Ashworth House. Concerns have also been raised by the Tree and Woodland Development Officer that there may be future pressure for removal of protected trees within G14, from any dwellings north of this area. This would require further consideration as part of the reserved matters application/s once the layout of the development is proposed for consideration.

As part of a reserved matters application for layout and landscaping, a detailed Arboricultural Impact Assessment and a comprehensive landscape plan will be required that includes planting to mitigate loss of trees together with opportunities for enhanced planting. The layout of new residential development must take into account adequate space between dwellings and trees to prevent conflict with regards to root protection areas, and the amenity space of residents. Provided this is carried out, the development proposal is considered to be capable of being in accordance with Core Strategy policies G6 and G7 and the NPPF 2018.

Flood risk and drainage

Paragraph 155 of the NPPF 2018 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Policy G8 of the Core Strategy sets out the Council's strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment.

The site falls wholly within Flood Zone 1 and is therefore at a low risk of flooding (less than 1 in 1000 or 0.1% annual probability of river or sea flooding in any year). Nonetheless, given the scheme represents 'major' development, the application is accompanied by a Flood Risk Assessment (FRA) and Drainage Strategy. The report assumes that the developable area is likely to be in the region of 1.14 hectares, however it should be noted that the application has been amended such that the developable area is now proposed as 0.74. hectares (net residential).

The FRA and Drainage Strategy have been reviewed by the Council's Drainage Engineer who is satisfied with the proposal to discharge at Qbar rate of 9.3l/s, and that the discharge rate should be maintained below 10l/s. Formalised details of the foul and surface water drainage will need to be submitted to the Local Planning Authority as required by condition of any outline planning permission.

Land remediation and coal mining

Policy G9 of the Core Strategy sets out that the Council will reduce all forms of pollution, contamination and land instability in the Borough by requiring that any risks arising from contaminated land or instability, and appropriate actions to address these risks, are identified prior to any development taking place on that land and the identified actions are taken.

Paragraph 178 of the NPPF 2018 sets out that to prevent unacceptable risks from pollution and land instability, planning decisions should ensure that new development is appropriate for its location.

Initial desk studies and consultations identify that the site may be affected by small scale contamination comprising low level chemical contamination within shallow deposits, which is likely to have arisen as a result of shallow coal mining though other sources have not been identified at this stage. A Phase II site investigation and additional coal mining investigations will be required by condition of any planning permission.

Heritage and archaeology

Policy P2 of the Core Strategy seeks to protect the Borough's heritage by conserving, enhancing and utilising non-statutory heritage assets of local interest (including archaeological sites).

An Archaeological Desk Based Assessment has been submitted, which concludes that the proposed development site has little archaeological potential and interest. GMAAS have advised that on this basis there is no further archaeological mitigation required.

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the above act similarly requires that LPA's pay special attention to the desirability of preserving or enhancing the character or appearance of any conservation area where relevant. Furthermore, the Court of Appeal has held that decision-makers should give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise.

Paragraph 197 of the NPPF 2018 requires the effect on significance of an undesignated heritage asset to be taken into account and a balanced judgment is required having regard to the scale of any harm or loss and the significance of the

heritage asset. Ashworth House is not a listed building and it is not locally listed, but is nonetheless considered to be an undesignated heritage asset due to its age, architectural interest and prominence on Belfield Mill Lane. Its significance largely derives from its formal front elevation facing north towards open countryside, although its original character has been eroded significantly. This is due to the recent substantial raising and altering of the roof including front and rear dormers, and approval of a 2.5 metre tall security fencing (application reference 17/00927/HOUS), and the raised walkways around the building, which appear to derive from a significant lowering of ground level around the building.

The proposal to erect housing to the south west and north of the house, will not impact upon the front elevation of the building that looks towards open countryside, and given the recent changes to the building, and the wider need to deliver housing in the Borough the proposal is considered to be acceptable in accordance with the NPPF 2018 test.

The site is close to but visually remote from the grade II listed canal bridge, and as such it is concluded that the setting of the structure itself would not be materially harmed as a result of the development. The bridge is sited on a single track rural lane and this is a defining part of the character of the approach to the bridge. Whilst not directly impact upon the setting of the listed structure, the development fronting Belfield Mill Lane, would inevitably have an impact on the rural character. For this reason it is important that reserved matters include details of the retention of existing landscaping, and provision of replacements of any trees and hedgerows that may be assessed as being required to be removed by the local planning authority, for example to facilitate access.

Impact on public right of way

The proposals have been amended since receipt of consultation responses, such that the public rights of way will be unaffected as a result of the proposed development. Should any obstruction be required for construction purposes, then a Diversion Order would be required under the appropriate processes. The retention of the public rights of way affords access to the countryside, and as the field is to remain undeveloped the quiet enjoyment of the land for recreational purposes including the enjoyment of the views down towards the river valley will be preserved.

Developer contributions

Paragraph 92 of the NPPF 2018 states that to deliver the social, recreational and cultural facilities and services the community needs decision makers should plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments and guard against unnecessary loss of valued facilities and services that meet day-to-day needs.

Policy DM2 of the Core Strategy states that the Council will require developers to provide, or contribute towards the cost of providing, any physical and social infrastructure that is needed because of proposed development. For residential development, this specifically requires contributions towards affordable housing (Policy C4), open space provision and maintenance (Policy G6) and education facilities (Policy G7).

Provision of recreational Public Open Space

Paragraph 96 of the NPPF 2018 emphasises the importance of high quality open spaces and opportunities for sport and recreation for the health and well-being of communities. Policy G6 of the Core Strategy requires that residential development

should provide or contribute financially towards recreational open space in accordance with the standards set out in the 'Provision of Recreational Open Space in New Housing' SPD. The SPD sets out that all developments of more than 10 dwellings (and those of 10 dwellings or less with a combined gross floorspace of more than 1000 square metres) with less than 100 bedrooms in total will be expected to make financial contributions in respect of the offsite provision/improvement of recreational open space. All developments containing 100 bedrooms or more will be expected to make some recreational open space provision on the site. This should be provided at 2.1 hectares of recreational open space per 1000 population at 1 hectare Local Open Space and 1.1 hectares Outdoor Sports Provision.

As the application is in outline, the final sum will be calculated in accordance with the formulas contained within the SPD and will be a provision of the S106 legal agreement.

Education Contributions

Rochdale has been under significant pressure on Primary places for some years. In 2016 the total number of places offered in Reception class in the south and central area was 754. As of the May 2017 census there were 17 spare places in Reception. This is only a 2.2% surplus (Table 1). The Local Authority tries to maintain a 3% surplus to allow for in-year admissions. Below this level significant issues in placing children in appropriate settings occur. Bulge classes and/or expansions have occurred in St Johns RC, Deeplish academy, Lowerplace, Sandbrook, and Castleton Primaries over the last few years. Belfield Primary is also in the process of being expanded.

Table 1: July 2017 Census for Rochdale township (South)

<i>South Rochdale township</i>	on roll	Number on roll	Spare places Year 1	Places Number	on roll	Spare places Year 2	Places Number	on roll	Spare places Year 3	Places Number	on roll	Spare places Year 4	Places Number	on roll	Spare places Year 5	Places Number	on roll	Spare places Year 6	Places Number	on roll	Spare places
Belfield	4 5	4 5	0 5	4 7	- 2	4 5	4 4	1 5	4 5	4 5	0 5	4 5	4 4	1 5	4 5	4 5	0 5	4 5	4 5	0 5	
Sacred Heart RC	3 0	3 0	0 0	3 7	3 7	3 0	3 0	0 0	3 0	3 0	0 0	3 0	3 0	0 0	3 0	3 1	- 1	3 0	3 0	0 0	
Broadfield	6 0	5 9	1 0	6 5	5 5	6 0	5 6	4 6	6 0	6 0	0 0	6 0	5 5	5 0	6 0	5 7	3 0	6 0	5 2	8 8	
St John's RC	3 0	3 0	0 0	3 0	3 0	0 0	3 0	0 0	3 0	3 1	- 1	4 5	3 7	8 8	4 5	4 4	1 1	3 0	3 1	- 1	
Deeplish Academy	6 0	6 0	0 0	6 4	5 4	6 0	6 0	0 0	6 0	6 0	0 0	6 0	6 0	0 0	4 5	4 5	0 0	4 5	4 5	0 0	
St Peter's CE VC	6 0	6 0	0 0	6 8	5 8	2 0	6 9	1 0	6 0	5 9	1 0	6 0	6 0	0 0	6 0	6 0	0 0	6 0	6 0	0 0	
Lowerplace	6 0	6 0	0 0	6 0	6 0	0 0	6 0	0 0	9 0	9 0	0 0	9 0	7 8	1 2	9 0	9 1	- 1	6 0	6 0	0 0	
Marland Hill	6 0	6 1	- 1	6 0	6 0	0 0	6 2	- 2	6 0	6 1	- 1	6 0	6 0	0 0	6 0	6 2	- 2	6 0	5 9	1 1	
Brimrod	3 0	3 0	0 0	3 0	3 0	0 0	3 0	0 0	3 0	3 0	0 0	3 0	3 1	- 1	3 0	3 0	0 0	3 0	3 0	0 0	
Ashfield Valley	3 0	3 0	0 0	3 0	3 0	0 0	3 0	0 0	3 0	3 0	0 0	3 0	2 9	1 9	3 0	3 0	0 0	3 0	2 8	2 2	
St Mary's CE VC	3 0	3 0	0 0	3 9	2 9	1 0	3 8	2 0	3 0	2 8	2 0	3 0	3 0	0 0	3 0	2 9	1 0	3 0	3 0	0 0	
Sandbrook	9 0	9 0	0 0	6 6	0 6	9 8	8 8	9 9	9 9	0 9	9 9	0 9	9 9	0 6	6 6	- 6	6 5	5 5	3 3	3 3	

	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	1	0	7	0
Holy Family RC	3	2	1	3	3	0	3	2	1	3	3	0	3	3	-	3	3	-	3	3
St Edward's CE VC	5	5	0	5	5	0	5	5	0	5	5	-	5	5	-	5	4	1	5	4
Castleton	4	3	1	3	3	0	3	2	4	4	4	3	3	3	0	3	3	0	3	2
St Gabriel's RC	3	3	0	3	2	1	3	3	0	3	3	-	3	3	0	3	3	0	3	2
St John's CE VA T'ham	1	1	-	1	1	0	1	1	-	1	1	0	1	1	-	1	1	1	1	9
Total			1			1			2			6			2			7		2
			7			8			0						7					7

The forecast for Reception places up to 2020 is given in Figure 1. It is clear that the forecast shows few places from 2017 onwards. Currently extra temporary capacity is being created out of the area because of the immediacy of the need, and the unavailability of spare temporary capacity in the local schools. This needs to be addressed with extra capacity in the area.

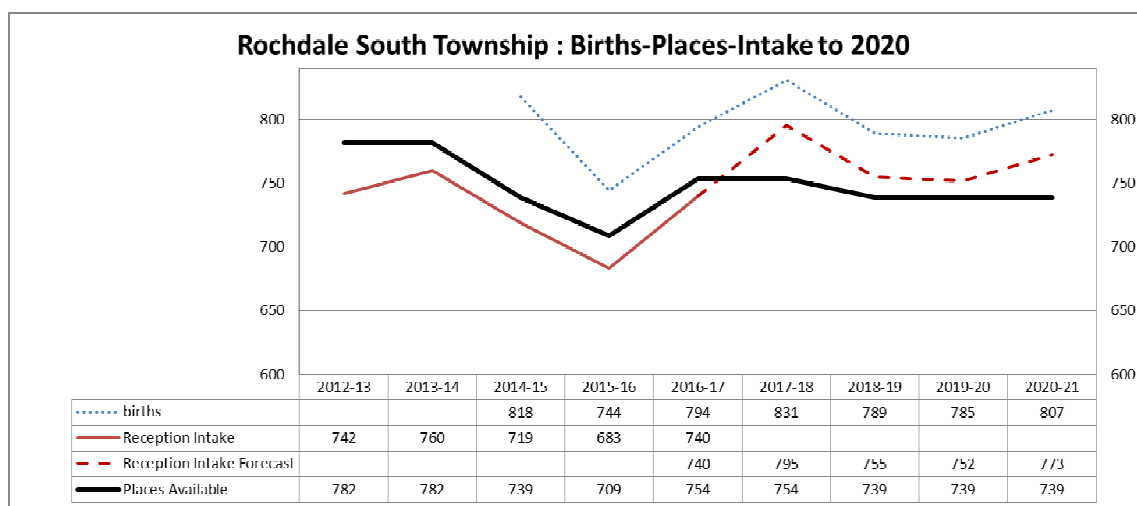


Figure 1: Rochdale South forecast to 2020 July 2017 Census

The secondary forecast for year 7 places shows that Rochdale Township will need more capacity in its secondary schools by 2019 (figure 2). The PAN line shows pupil admission number as currently planned at July 2017 schools census.

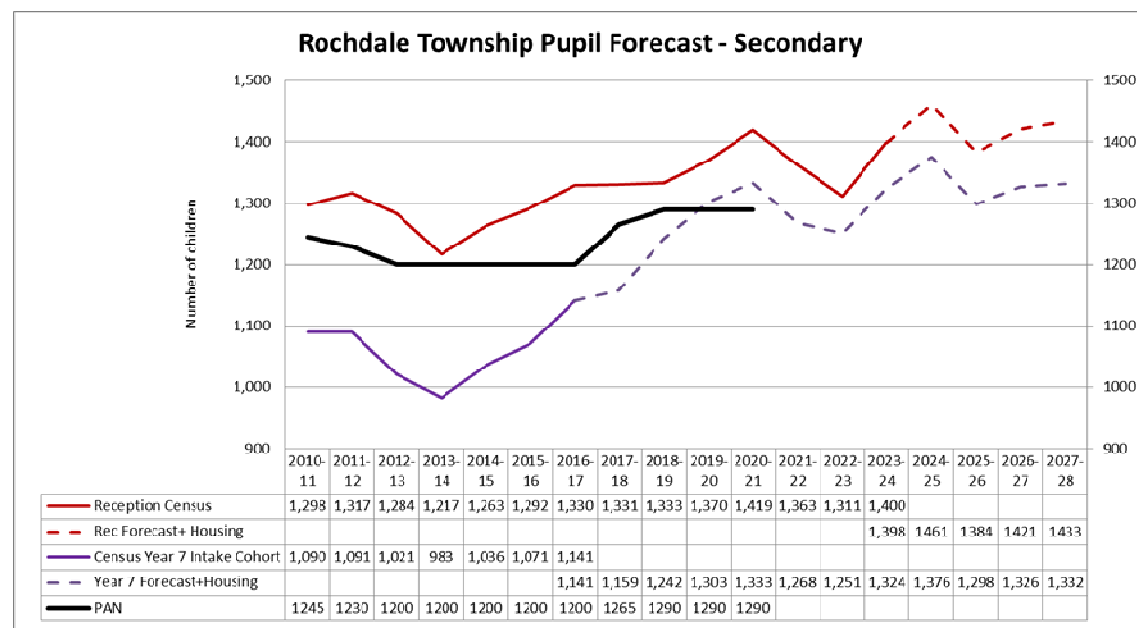


Figure 2: Rochdale Township Year 7 Forecast from July 2017 census

Rochdale currently has Education contributions set at £12,320.01 for each Primary place and £15,400.01 for each secondary place. These amounts have been fixed since December 2013 and are due to be reviewed and increased in line with inflation. In particular the Secondary place cost multiplier is now significantly below other local LA's.

Calculation of Education Contribution

50 houses x 0.25 (primary yield factor) x £12,320.01 = £154,000.12

50 houses x 0.1 (secondary yield factor) x £15,400.01 = £77,000.05

Total = £231,000.17

As the application is for outline for up to 50 dwellings, with the exact number of units unknown at this time it is considered appropriate to set the education contribution as a formula so that the precise contribution can be determined once the number of dwellings to come forward is known.

Affordable Housing

Policy C4 of the Rochdale Core Strategy and the associated Affordable Housing SPD sets out the Council's requirements for provision of affordable housing within schemes of 15 or more dwellings as 15% of total site capacity or 7.5% of the Gross Development Value (by virtue of offering a discount of 50% of average open market value).

The S106 legal agreement includes a clause requiring the provision of an Affordable Housing Scheme in accordance with the Core Strategy and SPD requirements.

Off-site Highway works

This is detailed in the section titled 'Access and Highway Safety' above. A fee of £4,000 is required for a Traffic Regulation Order to secure a 20 mph self-enforcing zone.

Conclusion and the Balancing Exercise

There is a 5 year supply of deliverable housing land in the borough but ongoing supply of new permissions will be required in order to maintain supply and delivery. This weighs in favour of the development proposal given the emphasis on provision of housing in the National Planning Policy Framework. The site is previously undeveloped and the area proposed for development is designated as Greenspace Corridor within the Defined Urban Area. This means that any development proposal should not compromise this policy designation, particularly in relation to the purpose of the Greenspace Corridor for wildlife, recreation or agricultural purposes or harm the landscape qualities and character of the area. It is assessed that the site would not compromise the Greenspace Corridor or harm the landscape quality and character of the area, subject to suitable details of landscaping and ecological mitigation and appropriate design and layout at reserved matters stage. It is concluded therefore that the proposal is acceptable in principle having regards to saved policies G/D/1, G/8 and D/10 of the Unitary Development Plan, and policies C1, G5 and G6 of the Rochdale Core Strategy.

The matters of layout, appearance, landscaping, layout and scale are all reserved for subsequent approval and issues relating to neighbouring amenity, tree protection and new planting, and design and external appearance will be assessed as part of any reserved matters application.

All other matters concerning drainage, flood risk, highway safety, ground conditions have been suitably addressed or, where further detail is required following more detailed site investigation this will be required at reserved matters stage.

In respect of financial contributions the planning permission will be accompanied by a S106 legal agreement which will set the contribution requirements for public open space and education as a formula based on final dwelling numbers. Affordable housing details will be required within the reserved matters application.

Overall, having regard to policies in the NPPF 2018, Core Strategy and extant UDP policies, the proposed development is considered to comprise sustainable development and is therefore, recommended for approval.

RECOMMENDATION

Grant subject to conditions and subject to a Section 106 agreement to secure financial contributions towards:

- i. off-site open space provision
- ii. primary and secondary education
- iii. provision of on-site affordable housing; and
- iv. payment towards a Traffic Regulation Order.

Conditions and reasons:

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the

following dates: (a) The expiration of three years from the date of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 No part of the development hereby permitted shall be commenced on the site until full details of the layout, scale and appearance of the buildings and landscaping (hereinafter called the "reserved matters") have been submitted to and approved in writing by the Local Planning Authority.

In relation to layout and landscaping, any submission of reserved matters shall include the retention of trees, "T1" and "T2" as identified in Figure 2 - Phase 1 Habitat Map of the Ecological Survey and Assessment (ERAP Ltd ref: 2015-284) unless further bat surveys have been provided and agreed in writing by the Local Planning Authority prior to the removal of trees "T1" and "T2".

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015, details of the matters referred to in the conditions have not been submitted for consideration, and to ensure that adequate protection is afforded to potential bat roosts in accordance with policy G7 of the Rochdale Core Strategy.

- 3 The total number of residential units included in any application(s) for reserved matters submitted pursuant to condition 2 of this permission shall not exceed 50 dwellings, and the development shall accord with the principles established by the amended Parameters Plan received 14 June 2018.

Reason: The submitted layout of the proposed development incorporates a number of key parameters that will guide the detailed reserved matters applications, and in order to provide for an acceptable scale and layout of development and high quality environment, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site), and shall be adequate to properly assess the ground conditions and the potential risks posed to the development by past shallow coal mining activity. The assessment report shall include findings arising from the intrusive site investigation, results of any gas monitoring and a scheme of proposed remedial work. The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - human health,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and where specified as necessary, a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

- 5 The submission of the first reserved matters application shall be accompanied by a scheme for the disposal of foul and surface waters from the site. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved scheme.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 The reserved matters application/s shall be accompanied by an Arboricultural Impact Assessment and scheme of tree protection measures (both above and below ground) in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The assessment/s should include shading diagrams covering summer and winter daylight hours. The duly approved protection measures shall be implemented prior to any development or works of site preparation taking place, and shall be retained throughout the period of construction. No activity prohibited by BS5837:2012 shall take place within any such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: A full understanding of the potential impact on protected and retained trees is required prior to the commencement of any works which may result in an adverse impact on the same.

- 7 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 No development shall take place until a scheme for the provision and management of all landscaped areas (excluding private gardens) including long- term design objectives, management responsibilities and maintenance schedules, and a buffer zone alongside the wetland area shall be submitted to and agreed in writing by the Local Planning Authority. The schemes shall include:
- o plans showing the extent and layout of the buffer zone
 - o details of treatment of site boundaries and/or buffers around water bodies
 - o details of any proposed planting scheme (native species)
 - o details demonstrating how the buffer zone will be protected during development
 - o details of any proposed footpaths, fencing, lighting
 - o details of maintenance regimes
 - o details of new habitats created on site
 - o details of treatment of site boundaries and/or buffers around water bodies
 - o details of management responsibilities
 - o details of replacement native tree and hedgerow planting for any losses
 - o details of enhancement of the River Beal riparian habitat through appropriate native planting
 - o details of grassland biodiversity enhancement/creation measures for the slope adjacent to the River Beal
 - o details of the provision of artificial nesting opportunities for birds and roosting habitat for bats within the housing development
 - o a five year management plan for any habitat enhancement and creation measures

The development shall be carried out in accordance with the approved scheme.

Reason. To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the requirements of Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 9 No development shall take place (including any site clearance works) until a Construction Method Statement (CMS), has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- viii) noise reduction measures;
- ix) measures for the protection of the natural environment including the River Beal from accidental spillages, dust and debris;
- x) hours of construction, including deliveries; and
- xi) measures for protection of the existing water mains and sewers within the site.
- xii) post construction restoration of public rights of way.

The approved CMS shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMS during the construction period.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

- 10 On submission of the reserved matters application for any phase of development a noise report for that phase of development pursuant to condition 2 shall be submitted to and approved in writing by the Local Planning Authority which should ensure that the following internal and external noise levels are achieved:
- o 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm.
 - o 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am.
 - o 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm.
 - o 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.
 - o Noise in external amenity areas shall not exceed 55 dB(A).
 - o Noise from passing trains must not exceed 45 dB(A) Lmax measured in bedrooms with the window closed.

Prior to the first occupation of each dwelling hereby approved, a verification report shall have been first submitted to and approved in writing by the Local Planning Authority, confirming that the internal and external noise levels have been achieved.

Reason: To ensure satisfactory living conditions for future occupiers of the development in accordance with the requirements Core Strategy policies P3 and G9, and the NPPF 2018.

- 11 The first reserved matters application shall be accompanied by a scheme for the design, construction and drainage of the junction of the site and Belfield Mill Lane. The duly approved scheme shall be implemented before any of the dwellings hereby approved are first occupied, and the junction retained as such thereafter.

Reason: To ensure a satisfactory standard of engineering works and in the interests of highway safety, in accordance with policy T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 12 The submission of the first reserved matters application shall be accompanied by a Method Statement detailing the eradication and/or control and/or avoidance measures for Himalayan balsam. The agreed Method Statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority.

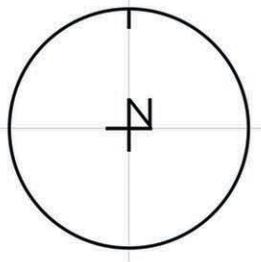
Reason: To ensure a means of eradicating and/or controlling invasive species in accordance with the adopted Rochdale Core Strategy policy G7 and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

PROPOSED RESIDENTIAL DEVELOPMENT
BELFIELD MILL LANE, ROCHDALE

Parameters Plan, drawing no: 16012 01 D, date: June 2016, scale 1:1000 @ A3



- Key:
- Denotes proposed access point
 - Denotes illustrative housing parcels
 - Denotes illustrative access road
 - Denotes existing footpath routes to be retained
 - Denotes existing trees to be retained
 - Denotes illustrative tree planting
 - Denotes illustrative pumping station
 - Denotes illustrative housing aspect
 - Denotes any future tree works to be agreed subject to the detailed layout design

Development Areas

Gross Site Area	4.74 Acres / 1.91 Hectares
Net Residential	1.84 Acres / 0.74 Hectares



EP2

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
15/00713/FUL	Robert Major	2 November 2015

Address: Land Off Belfield Mill Lane, Rochdale

Proposal: Residential Development - erection of 9 dwellings

PUBLICITY	Call up expired?	yes	Site notice expired?	yes
	Neighbour letters expired?	yes	Press Notice expired?	yes

INTERESTS	Officer dealing with planning matters / Councillor app?	no	More than 4 representations in opposition to the recommendation?	no
	Decision maker management interest in site?	no	Called up?	no

COMMUTED SUMS / S106	Commuted Sum paid / S106 completed?	n/a
	Confirm if commuted sum / S106 for POS – copy of calculation spreadsheet on file?	

HUMAN RIGHTS ACT ENFORCEMENT?	Account has been taken of the Act's provisions.
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EIA	Has a screening opinion been completed and saved to Onbase?	n/a
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RECOMMENDATION	GRANT
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CHECKED AND SIGNED OFF BY: DR

DATE: 02/11/15

SITE

The application relates to the cleared site measuring approximately 0.64 Acres adjacent to Sacred Heart Football Club located off Belfield Mill Lane in Rochdale. Until recently this land formed part of the Football Club, but has the benefit of planning permission for residential development. The sale of this land provided the funding for a new clubhouse to be built and after being granted permission in 2014,

work on the new clubhouse is well underway. The original clubhouse will be demolished once the new clubhouse building is fully completed and operational. As mentioned above, this application relates specifically to the site which has been sold by the Football Club, directly to the west of the existing clubhouse. In 2013 outline planning permission was granted by Members to erect eight dwellings on this land, and the reserved matters application was subsequently approved in early 2015. The site has been cleared and work commenced on the erection of these dwelling, although the application seeks consent to amend the previously approved permission. All of the application site is within a Green Space Corridor and a small proportion is also located within the area designated as recreational open space. Prior to the commencement of development, the section of land to which the application relates was covered in grass and contained a row of mature trees along the southern boundary, of which a Sycamore tree and White Poplar were both protected under Tree Preservation Order 034, however these have been removed under the terms of the previous planning approval. A number of other trees have also been removed from the site as per the planning approval.

Directly to the west of the development site runs the Leeds – Manchester railway line and on the railway side of this boundary is another row of mature trees which includes a protected oak tree, however these trees are not within the application site. The northern section of the application site slopes up towards the highway of Belfield Mill Lane and this supported by a retaining wall built by the developer. Again the boundary with the highway is screened by trees covered under Tree Preservation Order 034. Beyond the northern boundary of the site is the highway of Belfield Mill Lane and Belfield Bridge which provides vehicle access over the canal which is located to the east, and this bridge is a Grade II Listed Building. To the south of the site are the football pitches owned by the Football Club, and these are within a protected area of existing recreational open space. To the east is the existing clubhouse building, the partially constructed clubhouse building and the car park. Surrounding uses are generally residential, however the application site does not share a boundary with any neighbouring residential properties.

Vehicular access to the application site and neighbouring clubhouse is currently obtained through a set of locked gates off Belfield Mill Lane to the north.

PROPOSAL

The application seeks full planning permission for the erection of nine dwellings on this site. As mentioned above, planning permission has previously been granted for the erection of eight dwellings, but the proposal seeks to amend the approved layout, allowing for an additional dwelling to be built. The proposal would not encroach into the football pitches to the south and the development area would be the same as on the previous approval.

The proposed dwellings would be situated in a linear formation with the rear elevations facing west towards the railway line and the front elevations facing east towards the clubhouse building. The dwellings would be laid out in four blocks, with the most northern block (Block D) consisting of three houses, and the other three blocks to the south comprising semi-detached houses. A new vehicle access driveway would be created to the front of the properties, and this would provide access to the dwellings from the existing access to the site off Belfield Mill Lane through a set of proposed gates that would separate the dwellings from the neighbouring football club/clubhouse parking area. The new access road would measure approximately 64m in length, and be 4.4m wide with a turning head at the southern end. A service vehicle turning area would also be created in between blocks B and C. This service vehicle turning area would run perpendicular to the proposed access road and would measure 18m in length. Two parking bays would be provided within the front curtilage of each dwelling, as well as a small front garden

area and at the rear each dwelling would have a garden which extends to the western boundary of the site.

In terms of design and appearance, the dwellings would all be identically designed. The properties would be two storey, with additional living space in the roof and at the rear each dwelling would have a velux window which when opened projects out from the roof plane. Standard velux windows would also be installed in the front elevations and the properties would have a pitched roof design, measuring 9m to the top of the ridge.

The front elevation would contain the entrance door with a pitched roof canopy above, and relatively large windows at ground and first floor serving the lounge and bedroom. Directly above the entrance door would be a smaller first floor window serving the landing area. A stone cill would be fitted above the entrance door and all windows surrounded by stone cills and lintels. The rear elevations would contain a set of patio doors and a kitchen window at ground floor, with two windows at first floor. The dwellings would be finished with coursed natural pitched face stone from Rand and Asquith, and the submitted application states the windows, fascias and soffits would be grey in colour.

The previously approved application involved the removal of 15 trees protected under Tree Preservation Order 034, and these trees have all been removed. The current application does not seek to remove any additional trees other than those already allowed and removed under the previous approval. The submitted application includes a detailed landscaping scheme which shows a grassed bank created between the proposed dwellings and the replacement clubhouse building, and a line of eight trees, comprised of Birch, Maidenhair and Hawthorn, would be planted along this bank. Other areas of landscaping include a new beech hedge to the south of the houses, separating the site from the adjacent to the football and cricket fields, and a total of eight new trees would be sited along the western boundary with the railway line and the northern boundary with Belfield Mill Lane.

This submission originally proposed 10 dwellings, however after an objection was received from Sport England, due to encroachment into the playfield, this was reduced to nine dwellings as described above.

RELEVANT PLANNING POLICY

National Guidance:

National Planning Policy Framework (NPPF):

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. With immediate effect the NPPF replaces 44 documents including Planning Policy Statements; Planning Policy Guidance; Minerals Policy Statements; Minerals Policy Guidance; Circular 05/2005: Planning Obligations; and various letters to Chief Planning Officers. The NPPF will be referred to as appropriate in the report.

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

G/H/1 Housing

H/3 Residential Development Outside Allocated Areas

H/6 Provision of Recreational Open Space in New Housing Development

G/G/1	Greenspace
G/3	Protection of Existing Recreational Open Space
G/8	Greenspace Corridors
G/A/1	Accessibility
A/3	New Development – Access for Pedestrians and Disabled People
A/8	New Development – Capacity of the Highway Network
A/9	New Development – Access for General Traffic
A/10	New Development – Provision of Parking
G/BE/1	Design Quality
BE/2	Design Criteria for New Development
BE/8	Landscaping in new Development
G/BE/9	Conservation of the Built Heritage
BE/15	New Development Affecting the Setting of a Listed Building
G/NE/1	Nature and Conservation
NE/2	Designated Sites of Ecological and Geological/Geomorphological Importance
NE/3	Biodiversity and Development
NE/4	Protected Species
G/NE/5	Landscape and Woodlands
NE/7	Tree Preservation Orders
G/EM/1	Environmental Protection and Pollution Control
EM/2	Pollution
EM/3	Noise and New Development
EM/4	Contaminated Land
EM/7	Development and Flood Risk
EM/8	Protection of Surface and Ground Water

Supplementary Planning Guidance:

Oldham and Rochdale Residential Design Guide SPD
Guidelines and Standards for Residential Development SPG
Provision of Recreational Open Space in New Housing SPD

SITE HISTORY

15/0006/REM - *Reserved matters (for the appearance, landscaping and scale) following outline approval 13/00618/OUT for the erection of 8 dwellings* – Granted subject to conditions

13/00618/OUT - *Outline application (including access and layout) for residential development comprising of 4 pairs of semi-detached dwellings* - Granted subject to conditions

Adjoining clubhouse site:

14/00883/FUL - *Proposed demolition of existing clubhouse and construction of new two storey clubhouse with associated car parking – resubmission* – Granted subject to conditions

13/00613/FUL - *Proposed demolition of existing clubhouse and construction of new clubhouse with associated car parking* – Granted subject to conditions

CONSULTATION RESPONSES

Highway Officer: - The application proposed two off street parking spaces per dwelling and this is ideal for a development of this size and nature. Additionally, the development site can be accessed via a variety of sustainable transport methods alternative to the car, such as bus stops on Albert Royds Street and the nearby Metrolink, which both provide links to Rochdale Town Centre and Train Station.

The nearest junction of Belfield Mill Lane and Albert Royds Street is suitable for a development of this nature. The road fronting the new premises would be gated, has no dedicated footways and will therefore not be adopted by RMBC. This access road will operate as a Private Driveway to be maintained by the residents and even though it would not be adopted sufficient space for refuse collection has been provided. The existing access point onto Belfield Mill Lane would be utilised and the proposal seeks to widen this access and improve visibility at the junction by removing some trees.

The proposed development would not have a significant negative impact upon the local Network Capacity as during peak hours an additional seven vehicles would be expected as a result of the development, and whilst Belfield Mill Lane does become narrow, without dedicated footways towards the football club end, the extra traffic generated is not expected to have a negative impact upon Road Safety in the vicinity.

Environmental Health Officer: - No objection to the principle but request the following conditions –

- The dwellings shall be designed and constructed to ensure noise levels within the properties does not exceed 30 dB(A) Leq 5min measured in bedrooms with the window closed between 23:00-07:00, and 35 dB(A) Leq 1 hour measured in all other habitable rooms with the window closed, at all times.
- The dwellings shall be designed and constructed to ensure noise from passing trains does not exceed 46 dB(A)L max measured in bedrooms with the window closed.

Contaminated Land Officer: - The submitted site investigation report is acceptable and the development must be carried out in accordance with this report, and a verification report submitted prior to the dwellings first being occupied.

Green Infrastructure Officer: - The fifteen trees which were permitted to be felled under the previous approval have now been removed and the submitted landscaping scheme shows that more than fifteen trees will be replanted within the site. Provided that this landscaping scheme adhered to the Officer has no objection to the proposal.

The Arboricultural Report details protection measures to be taken to protect the remaining trees during construction and this should be adhered to.

Additionally, as with the previous permission, this approval should not give consent for the pollarding of T9 in the submitted report.

Natural England: Advises the authority on the requirements relating to Habitats Regulations Assessment and originally advise the Council that they had concerns over the lack of information submitted in respect of the Canal (SSSI).

In response to this Greater Manchester Ecology Unit carried out a Habitats Regulation Assessment and the applicant submitted an updated Environmental Construction Method Statement and drainage scheme showing no surface water would be drained into the canal.

Upon receiving these additional documents Natural England confirmed that provided both the LPA and GMEU were satisfied with the proposal and its relationship with the SSSI (canal) and SAC, there was no objection and Natural England did not need to be consulted on the application again.

Greater Manchester Ecology Unit: - The application site is adjacent to the Rochdale Canal Special Area of Conservation (SAC). The proposed development has some potential to affect the special nature/conservation interest of the canal and therefore an assessment has been undertaken by GMEU.

It is considered that the proposed development has the potential to cause pollution of the canal during construction periods. However, credible and well developed measures are available that could mitigate any risk of pollution. It is therefore considered that the development would not have any significant impact on the special features of the canal provided that the following condition is attached to any approval –

- No development, including any ground works, should commence on the scheme until an Environmental Construction Method Statement has been prepared giving details of measures to be taken to ensure that no pollution reaches the Canal during the course of the development. Once agreed the Method Statement must be implemented in full.

The ecology report carried out in support of the application has been undertaken by a suitably qualified consultants and the application site has limited nature conservation value and is considered unlikely to support any specially protected species.

Sport England: - Initially objected to the application for ten dwellings as the most southern property encroached onto the playing field.

The application was amended and the most southern dwelling removed from the scheme. Sport England have viewed the revised plan and withdrawn their objection. Sport England therefore have no objection to the application, subject to a condition requiring the installation of a ball net along the southern boundary, as per the previous approval.

Canal Trust: - No objection to the application, subject to the following informative being attached to any approval:

“The applicant/developer is advised to contact Third Party Works Team (01782 779909) in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust “Code of Practice for Works affecting the Canal & River Trust”.

Greater Manchester Police Architectural Liaison Unit: - Have not commented on this application but made the following comments on previous application:

No objection to the proposal but recommend the following design points:

- Access to rear gardens from the front of properties should be restricted with lockable gates fixed flush to the front elevation of the dwelling.

- Rear boundaries that abut publically accessible space should be 2100mm high, with a hard wearing base.
- Front garden boundaries should be defined with low walls, railings or shrubs.
- Recommend that the dwellings are built to Secured by Design standards.

Network Rail: - No objection to the proposed works but have requested the following conditions be attached to any approval:

- A method statement and risk assessment must be submitted to Network Rail's Asset Protection Engineer for approval prior to works starting on site.
- Prior to occupation of the dwellings the developer is to provide a suitable trespass proof fence adjacent to the boundary with the railway.
- Prior to the commencement of the development, acoustic fencing mitigation measures shall be approved in writing by the Local Planning Authority and Network Rail.
- The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail land and its infrastructure or undermine or damage or adversely affect any railway land and structures.
- Any scaffolding which is to be erected /constructed within 10metres of a boundary to a railway line must be erected in such a manner that at no time will any poles over-sail the railway line. A method statement giving details of measures to be taken to prevent construction materials from the development reaching the railway (including protective fencing) shall be submitted to the LPA before the development commences.
- Prior to any vibro-impact works on site, a risk assessment and method statement shall be submitted to the LPA and Network Rail.
- Prior to the commencement of the development details of the disposal of both surface water and foul water drainage directed away from the railway shall be submitted to, and approved in writing by the Local Planning Authority and Network Rail.
- Prior to the commencement of the development full details of ground levels, earthworks and excavations to be carried out near to the railway boundary shall be submitted to and approved in writing by the Local Planning Authority and Network Rail.
- Network Rail request that the developer ensures there is a minimum 2 metre gap between the buildings and structures on site and our boundary fencing.
- No trees should be planted next to the Network Rail boundary

Coal Authority: The content and conclusions of the Phase I and II Environmental Audit are sufficient for the purposes of the planning system and meets the requirements of the NPPF in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore has **no objection** to the proposed development. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application.

Highways England: No objection as the development would not result in a significant impact on the strategic road network.

Greater Manchester Fire and Rescue Service: The proposal should meet the requirements for Fire Service access.

- The Fire Service requires vehicular access for a fire appliance to within 45m of **all** points within the dwellings.

- The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes. Additionally if the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required. The maximum length of any cul-de-sac network should be 250 m.
- There should be a suitable fire hydrant within 165m of the furthest dwelling.
- The Fire Service strongly supports the installation of domestic sprinkler systems as a positive measure to protect persons. At a small cost occupants' can be given the reassurance of a high level of protection. All developers should positively consider the viability of installing domestic sprinkler systems.

Senior Transport Strategy and Projects Officer: There are no transport policy grounds that prevent this development from being approved, providing every effort is made for any dirt and dust generated from the site during construction to be contained within the site and impact on existing residences is minimised. A cleaning regime should also be in place if any dirt from the site is carried on to the highway network eg. on the wheels of vehicles.

Council's Lead drainage Officer: The submitted drainage scheme is not sufficient and thus further information is required

REPRESENTATIONS

Direct Publicity: - The appropriate neighbouring properties were notified of the proposal, a site notice posted and the application advertised in the local press. One objection has been received from the resident of 65 Belfield Mill Lane. The points raised in the objection, and the Officer's response is included below:

- As a single track lane the volume of traffic is quite heavy at present, to add 10 more properties, which potentially could add 20 more vehicle's to the lane which has no passing points, or for that matter no pedestrian footpaths for the many people who use the lane to gain access to the canal.

Response: The principle of residential development on this site, for eight dwellings, has been established and work has commenced on site in relation to this approval. The amended application proposed one additional house, in comparison to what has previously been approved and this is not considered to have a significant impact upon the highway network. The Council's Highway Officer is of the opinion that the existing network is sufficient to accommodate the needs of the vehicles associated with this development.

ANALYSIS

Principle of development

The application relates to an area which was previously rough grassland, trees and shrubbery at Sacred Heart Football Club off Belfield Mill Lane, until work commenced on the implementation of planning permission 13/00618/OUT for the erection of eight dwellings and thus this landscaped area has now been cleared in preparation of the build. The principle of residential development of this site has been established by the approval of planning permission 13/00618/OUT, and work has commenced on implemented this permission. The principle of the development of this land for housing is therefore established.

Greenspace Corridor

The whole of the application site is located within the Greenspace Corridor and therefore UDP Policy G/8 (Greenspace Corridor) is relevant. This policy states that development and other measures which will enhance the recreational, ecological or landscape and amenity value of the corridor will be permitted. The policy goes on to state that within all parts of Greenspace Corridors, the Council will not permit development proposals which would:

- a) *Lead to an unacceptable narrowing or a division of the corridor into sections, thereby,
 - i. restricting the movement of wildlife along it, or
 - ii. restricting the movement of people along established or proposed recreational routes or rights of way;*
- b) *Result in the loss or severance of links between areas of recreational open space;*
- c) *Result in the loss of existing valued recreational facilities or prejudice proposed new facilities; or*
- d) *Prevent public access into the corridor at strategic locations; or which would result in unacceptable harm to:-*
 - e) *The better landscape qualities and character of the corridor;*
 - f) *The amenity value of the corridor where it provides welcome visual relief from urban development, including attractive views in and out of the corridor;*
 - g) *Features of nature conservation interest, including designated and non designated sites; or*
 - h) *Viable agricultural operations, including good quality grazing land and allotments.*

With regard to the above criteria:

- a) The proposed development would not result in an unacceptable narrowing or division of the Greenspace corridor as the application site is currently surrounded by the railway line to the west, a detached clubhouse building and hardsurfaced area for vehicle parking to the east, a highway (Belfield Mill Lane) to the north and the sports pitches to the south. Therefore the development of this 'enclosed' site would not prevent the movement of wildlife. Additionally the land/site is not accessible to public as it is fenced off and gated, and thus there are no established recreational routes though this land that would be affected by the proposal.
- b) The section of the Greenspace Corridor which is proposed to be developed is relatively discrete, in privately ownership and not accessible to the public. As mentioned above the site is enclosed/bounded by developed sites (railway, highway, clubhouse, sports pitches) and therefore the proposal would not result in the loss or severance of links between areas of recreational open space.
- c) The application site has no recreational value in its current form and the proposed development would not impact upon the existing recreational facilities at the football club.
- d) As noted previously, there is currently no public access onto the site as the existing access is blocked by locked gates when sports pitches are not in use. Thus the development proposal will not prevent public access into the corridor.

In terms of criteria (e) and (f) the corridor has amenity value in terms of its visual appearance, in particular the sports pitches to the south of the site and tow paths along the canal, and these would be unaffected by the proposal. The application site

itself is made up of rough unused grassland and is considered to have minimal effect upon the landscape qualities and character of the corridor in its current state. The development of this site would therefore not have a significant visual impact upon the amenity of the Greenspace Corridor, given that the quality of the Greenpeace Corridor can be seen elsewhere in the vicinity.

With regard to criterion g) the applicant has carried out and submitted an Ecology Appraisal, and this report has been reviewed by the Greater Manchester Ecology Unit (GMEU) and the Canal Trust. Both GMEU and the Canal Trust are of the opinion that there is no evidence of any protected species on this site and therefore have no objection to the proposed development subject to conditions (this is discussed in more detail elsewhere in this report).

In addition to the above, appeal decisions at Trub Farm (Manchester Road) and Ramsden Farm (Roundthorn Road) also involved the residential development within the Greenspace Corridor, as well as on Greenfield Land, and both these appeals were allowed. The Inspector for Trub Farm considered "...Whilst the proposed housing would result in a narrowing of the undeveloped area of Greenspace Corridor, a sense of green and open spaciousness would remain along the canal..."

The Inspector for Ramsden Farm stated *"The proposed houses would extend into and narrow the corridor but existing footpath links would not be blocked and sufficient open grass and scrubland would remain to allow for the movement of wildlife. The appeal scheme would not, therefore, lead to an unacceptable narrowing of the Greenspace Corridor or unacceptably compromise its potential for recreation or nature conservation. It would thus be consistent with the aims of UDP Policy G/8"*

It is considered that the above decisions are relevant to current application as the proposed development would not impact upon existing footpaths, the land is privately owned with no real recreational value and sufficient areas of shrub, grassland and vegetation would be retained by the railway line and canal and within other, much larger sections of the Greenspace Corridor beyond. Criterion (h) relates to agricultural operations and is not considered relevant to the current application.

With the above in mind, it is considered that the proposed development of this site, within the Greenspace Corridor, is acceptable.

Protection of Existing Recreational Open Space

The most southern of the proposed houses would be sited on land that is defined as Recreational Open Space in the Rochdale UDP, and therefore Policy G/3 (Protection of Existing Recreational Open Space) must be considered. The fundamental aim of this policy is to prevent the development of public and private recreational open space for any other purpose than recreational use, unless one or more of the following exceptions applies.

- a) *The development is for a non-commercial community use within a park or other outdoor recreation area, is ancillary to the recreational use of the area, would not lead to a deficiency in recreational open space in relation to present or future needs, and does not harm the recreational, townscape or nature conservation value of the remaining open space;*
- b) *Alternative provision is made of at least the equivalent quantity and quality of recreational open space, in a satisfactory location and taking account of local environmental and traffic considerations;*

- c) *The development funds improvements to existing outdoor sports facilities within the site or on another site, commensurate with the open space being lost; and*
- d) *The development comprises a built recreational facility of greater benefit to the wider community than the open space being lost and does not result in a serious deficiency in open space in the area.*

The whole of the sports pitches to the south of the application site are designated as Recreational Open Space and a small section (approx. 300m²) of this designation extends into the application site. The section of recreational open space that extends into the application site was until work commenced covered by a row of trees and therefore had no recreational value and it is clear that the recreational value of the land relates to the sports pitches to the south rather than this small section of the application site. The proposed development would not result in a loss of any of the area currently used as a sports pitch and Sport England have raised no objection to the revised application for nine dwellings – as mentioned in the representation section Sport England did object to ten dwellings as one of these would have encroached into the area they determined to be part of the playing field (subsequently the application was amended).

Additionally, the principle of the development of this site has been established and what is proposed would not extend any further south into the area of Recreational Open Space than what was approved on the previous application and can subsequently be built. As such, given the vast amount of recreational open space to the south of the application site that would remain unaffected by the proposal, it is considered that the loss of a small section of land (300m²), that was unusable for recreational purposes, would not be a loss to the provision of recreational open space in this area. In addition, this development has generated the finances used to build the new Clubhouse and thus the development has undoubtedly improved the existing sports facilities at this site in accordance with criterion (c) of Policy G/3.

Ecology, environment and flood risk

The application site is not within a designated site of ecological importance. However, it is within the Greenspace Corridor and adjacent to Rochdale Canal, which is designated as a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). Therefore, Natural England, Greater Manchester Ecology Unit (GMEU) and the Canal and River Trust have all been consulted on the application. Unitary Development Plan Policy NE/3 (Biodiversity and Development) requires non-designated sites of ecological importance, such as this, to be protected through consultation with appropriate expert bodies. This policy seeks to ensure that features, species and habitats of ecological value are taken into account in assessing proposals. Any development should seek to retain such features and incorporate them into the proposal.

An Ecological Appraisal was been carried out and submitted with the original application in 2103 and again with this application, and no objections have been received in relation to this report as the site has limited nature conservation value and is considered unlikely to support any specially protected species.

Natural England did raise an initial concern over the information submitted in respect of the canal, and GMEU requested a condition requiring an updated Environmental Construction Method Statement to be submitted prior to commencement. After further discussion took place with Natural England, GMEU and the applicant, and in light of the fact work had begun on site in accordance with the previous permission, an updated Environmental Construction Method Statement and Habitats Regulations Assessment

were submitted to support the application, the applicant has also confirmed by way of a drainage scheme that surface water will not discharge into the canal.

This additional information has been considered by Natural England and GMEU, and both these organisations are satisfied that the development can take place on site, subject to work being carried out in accordance with the submitted details (conditions have been attached to this effect). The Canal and River Trust have raised no objection to the application, subject to a standard informative being attached to the decision. It is therefore considered that the proposal would not have any undue impact upon the ecology and biodiversity of the application site and adjoining land in accordance with UDP Policy NE/3.

With regard to floodrisk and drainage, the site is not within a designated floodzone and a full drainage scheme has been submitted with the application. United Utilities have not commented on the application, however the Council's Lead Drainage Officer has requested further information being submitted and this has been addressed by imposing a condition. Provided this condition is adhered to the proposal will accord with UDP Policies EM/7 and EM/8 of the Rochdale UDP.

Trees

The previously approved application included the felling of a number of trees on this site, some of which were protected under Tree Preservation Order 034 and these works have now been carried out. As part of the previous approval a landscaping scheme was submitted and approved to replace these trees and this landscaping scheme has been incorporated into the current proposal. The landscaping scheme submitted would see 16 new trees planted, along with new hedging, and it is considered that this is sufficient compensation for the trees felled under the previous approval.

The Council's Green Infrastructure Officer had no objection to the previous application and has no objection to the current proposal, however as with the previous approval the Infrastructure Officer has been keen to ensure that consent is not given for the pollarding of T9 in the submitted report (a subsequent condition has been attached). In addition, the Arboricultural Report details protection measures to be taken to protect the remaining trees during construction and this should be adhered to.

In summary, all the trees to be felled on this site to accommodate the dwellings have been removed (as part of implementation of the previous approval) and this application includes an acceptable landscaping scheme which ensures the loss of these trees is compensated adequately in accordance with Policy NE/7 of the Rochdale UDP and the NPPF.

Layout, location and design:

Criteria (b), (c) and (e) of UDP policy H/3 state that proposals for housing development on sites not allocated for housing or any other use in the plan will be permitted providing that:

- The site is well located in terms of access to jobs, shops and services by modes of transport other than the car.
- The development provides a mix of dwellings in terms of type and size;
- The proposed development is compatible with surrounding uses, including highways, both in terms of its impact upon these uses and the impact of surrounding uses upon the amenity of future residents.

The site falls in an established residential setting within comfortable walking distance of the A664 (Albert Royds Street) – a strategic route well served by public transport which provides a convenient link into Rochdale Town Centre and other areas within the borough by sustainable modes of transport. Local amenities are available at the nearby Kingsway Retail Park and Morrisons superstore, which are both within walking distance (800m) of the application site. Further away from the application site, but within easy access is the Kingsway Business Park and M62 Motorway Junction. With this in mind the site benefits from good access to jobs, shops and services by modes of transport other than private car in accordance with the requirements of UDP policy H/3 (b).

Within the immediate vicinity of the application site is a row of cottages at Belfield Lawn, terraced houses on Belfield Mill Lane and the large detached standalone properties at Ashworth House and Dobfield House. The application proposes the erection of eight semi-detached houses which would contribute to the mix of dwellings in the locality in accordance with the requirements of UDP policy H/3 (c).

With regard to criterion (e), the residential use of the site would be compatible with surrounding uses and the impact of the development on the highway network and surrounding uses is considered in more detail elsewhere in this report.

In terms of layout the houses would be positioned in a linear formation with the front elevations facing east towards the clubhouse building and the rear elevations west towards the railway line. Each dwelling would have two car parking spaces and a landscaped area to the front, with sufficient outdoor amenity/garden space to the rear. It is therefore considered that the siting and layout of the dwellings, including the proposed new access road, are acceptable.

With regard to scale and design/appearance and landscaping, the submission proposes the erection of nine two storey dwellings, in a linear formation, consisting of three sets of semi-detached houses, and a single row of three. Each dwelling would be identically designed (except the central dwelling in the row of three which would obviously not have windows in the gable elevations) with pitched roof canopies over the front entrance door, matching window design/proportions, and stone cills/lintels surrounding the window openings. The design of the dwellings is almost identical to what has previously been approved, although the main difference is the removal of the front and rear dormers on the current proposal. The dormers have been replaced by roof lights, although at the rear the roof lights would project out when open to create a balcony effect. In terms of materials the dwellings would be constructed in artificial stone with a tiled roof. The rainwater goods would be black PVC and the windows grey UPVC.

The application site occupies a relatively remote plot, away from other development and would be accessed via a private track and gated access. As such the proposed dwellings would not be viewed in conjunction with any surrounding/existing properties in the vicinity. Additionally, the site is well screened by mature vegetation and the proposed dwellings would only be visible from within the application site and the grounds of the adjoining clubhouse.

The dwellings are considered to be of modest size and of a consistent design which reflects the simple character of this suburban area. The materials used would be in-keeping with those on the new clubhouse building on the adjacent site, and given the surrounding vegetation between the proposed dwellings and the adjacent railway line and highways, the properties would not be highly visible outside the application site. Notwithstanding the above, the principle of the design, scale, appearance and layout of the houses has been established under the previous approval which has commenced on site, this application simply seeks to add an additional dwelling to the eight already approved.

In summary, it is considered that the proposed dwellings would be compatible with the surroundings by virtue of their scale, height, materials, architectural style and detail, and as such the proposal complies with UDP Policy BE/2.

Relationship with surrounding development:

UDP policy H/3 (e) requires development proposals to be compatible with surrounding uses, both in terms of its impact upon those uses and the impact surrounding uses would have upon the amenity of future residents of the proposed dwellings.

Criterion (i) of UDP policy BE/2 requires proposals to ensure adequate provision for natural light is made both within and between buildings. In addition, the space standards outlined in paragraph 5.2 of the Council's SPG Note "Guidelines and Standards for Residential Development" state that a minimum separation distance of 21 metres should be retained between principal elevations of opposing dwellings and a distance of 14 metres between principal and secondary elevations. Where these separation distances cannot be achieved, proposals should be "compatible with the density and character of surrounding development".

Whilst the surrounding uses are residential, given the semi-rural nature of the area the nearest houses to the development site are at Ashworth House and Belfield Lawn, some 40-50m away. It is therefore considered that the proposed residential development of this site would not have any undue affect upon the privacy and amenity of neighbouring residents through overlooking, overshadowing, loss of daylight or outlook.

As mentioned elsewhere in this report an application for a replacement clubhouse has been granted on the adjacent site and work has commenced on the new clubhouse building. As such the relationship with the proposed clubhouses must be considered. The front elevations of the proposed dwellings in block A and block B would be sited 29m away from the side elevation of the single storey clubhouse building proposed. The Council's Guidelines and Standards for Residential Development requires a separation distance of 14m between principle and secondary elevations, and therefore the proposed dwellings would comfortably comply with this requirement in order to ensure that the amenity of any future occupiers of the houses is protected.

The Environmental Health Officer has no objection to the proposal provided that measures are taken to ensure that noise levels within the properties achieve an acceptable standard in relation to the neighbouring railway line. This can be achieved by designing and constructing the dwellings with specific walls and windows that will reduce sound levels within the dwellings, and conditions have been attached to the recommendation to ensure this is the case. In addition, Network Rail have requested a condition requiring an acoustic fence to be erected along the shared boundary with the railway line in order to reduce noise levels at the proposed dwellings.

With all of the above in mind, the proposed residential development would not have a negative impact upon neighbouring uses and various conditions have been imposed to ensure that neighbouring land uses would not unduly affect the amenity of the residents of the proposed houses. The proposal therefore accords with the requirements of UDP policies H/3 and BE/2, as well as the objectives of the SPG "Guidelines and Standards for Residential Development".

At present there is a telecommunications mast on the application site and the proposed development would result in the removal of this mast as it is sited in the

front garden/parking area of one of the proposed dwellings (Block A). This mast cannot be relocated until the contract expires at the start of 2016 but it does not prevent the applicant from building the dwelling and by the time the property is built and occupied the mast will have been relocated or at least removed from the site. A condition has been attached the recommendation which ensures that the dwellings within Block A are not occupied until this telecoms mast, and the associated equipment, is removed from its current location.

Access and Highways:

UDP policy A/8 states that new development will be permitted provided that the additional traffic generated will not be detrimental to the safe and efficient operation of the Highway Network, both adjacent to and further away from the site. Specifically, proposals should not:

- a) Have an adverse impact on the safety of any road users;
- b) Have an adverse impact on accessibility for pedestrians, including people with restricted mobility, cyclists or users of public transport in the immediate vicinity of the development;
- c) Substantially increase congestion;
- d) Divert traffic on to less suitable roads; or
- e) Cause an unacceptable environmental impact on residential properties passed by traffic associated with the development whilst accessing the principal road network.

UDP policy A/9 stipulates that development proposals will be required to facilitate safe and convenient access for general traffic, which includes cars, motorcycles and commercial vehicles. Relative to the scale, type and location of development, proposals should ensure that:

- a) Roads, junctions and access points to/from premises are safe, convenient and suitable for the volume and characteristics of traffic that will be required to use them.

UDP policy A/10 relates to parking provision and refers to the Council's Schedule of Parking Standards which identifies maximum standards for car parking provision and minimum standards for cycle and motorcycle parking.

In addition, UDP policy H/3 (e) states that proposals should be "compatible with surrounding uses, including highways, both in terms of [their] impact upon those uses and the impact of surrounding uses upon the amenity of future residents, and BE/2 (g) requires proposals to facilitate safe and convenient access and circulation.

The existing access point from Belfield Mill Lane would be used to serve both the proposed dwellings and the new clubhouse building at the adjoining site. The removal of a number of trees along the northern boundary of the site would improve visibility for vehicles accessing Belfield Mill Lane from the Football Club and once within the grounds to the Football Club the access splits with one route leading into the gated car park for the clubhouse and sports pitches and the other access would lead to the proposed dwellings, and this access would also be gated to prevent visitors to the football club from parking in resident spaces. The new road would afford access to all the proposed dwellings, as well as providing a service vehicle turning area. The Highway Officer has commented that this access road would not be adopted by the Council, but has raised no objection to the road and its layout, and is supportive improvements to site lines along Belfield Mill Lane that the removal of the trees has brought, as well as the widening of the road within the football club site which will allow vehicles to pass.

Further away from the application site, any potential residents will have to gain access to Albert Royds Street from Belfield Mill Lane and this junction is currently used by the existing residents of Belfield Mill Lane. The Highway Officer has commented that the addition of nine houses would not have a significant impact upon this junction or the surrounding highway network in general in accordance with Policies A/8 and A/9 of the UDP.

With regard to parking, each dwelling would be provided with two parking spaces to the front of the properties and this level of parking is considered to be sufficient by the Highway Officer and complies with the maximum standards set in Council's Schedule of Parking Standards and UDP Policy A/10.

Listed Building:

To the north of the site, on the highway, is Belfield Bridge which is a Grade II Listed Building. The nearest proposed dwelling would be positioned 20m from this bridge, and it is considered that the proposed development would not harm the setting of the listed building through its siting and layout in accordance with Policy BE/15 (New Development Affecting the Setting of a Listed Building) of the Rochdale UDP.

Contamination:

The Council's Contaminated Land Officer is satisfied with the site investigation report submitted with the application and therefore has no objection to the application provide the development is carried out in accordance with this report and a verification report submitted upon completion of the development to confirm that the recommendations in this report have been implemented. It is therefore considered that the requirements of UDP policy EM/4 and guidance contained within the NPPF can be satisfactorily addressed through condition.

Provision of Recreational Open Space:

Policy H/6 of the adopted Rochdale Unitary Development Plan requires all developments, regardless of scale, to make a contribution to recreational open space provision in the Borough. Nevertheless, in November 2014, the Government made a policy announcement that tariff style planning obligations should not be applied to developments of 10 dwellings or fewer or with a floorspace of less than 1000sqm. The Council's recreational open space policy is a tariff style planning obligation and as such was caught by this change in policy.

As a consequence Members of the Licensing and Regulatory Committee determined at their meeting of 22nd December 2014 that the change to government policy should be implemented with immediate effect and therefore no contribution to recreational open space is required from this development which seeks permission for nine dwellings with a total of 864sqm of floorspace.

Summary:

The principle of residential development has been established on this site and proposed development of this greenfield site would contribute to the delivery of national and local housing targets and would not harm the character, quality or amenity value of the land and its surroundings. The development would not lead to an unacceptable narrowing of the Greenspace Corridor, or negatively impact upon the biodiversity of local ecology in the area. The proposed development would not result in a loss of any recreational open space that is either currently in use, or could potentially be used, and the development would not have a negative impact upon the existing recreational facilities on offer provided that the recommended conditions are

adhered to. The scheme would be sympathetic to the pattern and character of surrounding area by virtue of its layout and would share an acceptable relationship with neighbouring uses, both in terms of its impact upon these uses and the impact of surrounding uses upon the amenity of future residents at the site. Additionally, the development would not unduly affect the privacy and amenity of nearby residents through overlooking, overshadowing, loss of outlook or daylight. Suitable provision of private garden space would be made for the proposed dwellings, and appropriate access and parking arrangements would be achieved in order to ensure that the development would have no detrimental impact on the safe and efficient operation of the highway network, either adjacent to or further away from the site. Measures can also be put in place in order to ensure that the development poses no unacceptable risk in terms of contamination.

RECOMMENDATION

GRANT subject to conditions

1) PLANS

Location Plan (Scale 1:1250)

1565 01 D (amended plan received 12th October 2015) Site layout

1565 04 (amended plan received 12th October 2015) Landscaping

1565 11 B (amended plan received 12th October 2015) Elevations

1565 13 A (amended plan received 12th October 2015) Elevations

1565 12 B (amended plan received 12th October 2015) Floor Plans

1565 10 A (amended plan received 12th October 2015) Floor Plans

External Works Plan & Details (received 26th October 2015)

Foul and Surface Water Drainage Plan & Details (received 26th October 2015)

2) The development hereby approved shall be carried out using the following materials:

Coursed natural pitched face stone from Rand and Asquith

Marley Modern Interlocking roof tiles

Grey UPVC windows and fascia boards

Black UPVC composite doors

Black UPVC gutters and rainwater pipes

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy BE/2 of the Council's Unitary Development Plan.

3) The development hereby approved shall be carried out in complete accordance with the submitted Phase I & II Environmental Audit (ref: *rep-tjba-NDP-belfield mill land-phs I&II env-110515.docx* Dated May 2014) and a validation report shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Unitary Development Plan policies EM/4, EM/8 and BE/2, and the National Planning Policy Framework.

4) Unless otherwise agreed in writing by the Local Planning Authority, no demolition, building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and

18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

Reason: In order to protect the amenities of existing and future residents in accordance with Policy EM/3 in the Rochdale Unitary Development Plan.

- 5) Within 28 days of the date of this permission, unless an alternative time frame is agreed in writing with the Local Planning Authority, a scheme for the provision and implementation of a surface and foul water regulation system shall be submitted to, for the approval in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable Drainage Systems (SuDS) and the results of the assessment provided to the Local Planning Authority. The development shall be carried out in complete accordance with the submitted scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system in order to comply with the requirements of Unitary Development Plan Policy EM/7 and the National Planning Policy Framework.

- 6) The landscaping scheme hereby approved, and as shown on drawing number 1565 04 (amended plan received 12th October 2015) - Landscaping, shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve satisfactory treatment of open spaces between and around buildings in the interests of visual amenity and to provide biodiversity enhancements as part of the development in accordance with the requirements of Unitary Development Plan policies BE/2, BE/8 and NE/3, and the National Planning Policy Framework.

- 7) The development hereby approved shall be carried out in accordance with details included within the submitted Arboricultural Impact Assessment (Ref: 13/AIA/ROCH/01 - dated 14th April 2015) with the existing trees enclosed with temporary protective fencing in accordance with BS:5837 - 2012: Trees in relation to design, demolition and construction - Recommendations. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies BE/2, NE/7 and NE/8 of the Council's Unitary Development Plan.

- 8) Notwithstanding the requirements of condition 07 of this approval, this permission does not grant consent for the pollarding of T9 (within the submitted Arboricultural Impact Assessment).

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies BE/2, NE/7 and NE/8 of the Council's Unitary Development Plan.

- 9) The dwellings hereby approved shall be designed and constructed to ensure noise levels within the properties does not exceed 30 dB(A) Leq 5min measured in bedrooms with the window closed between 23:00-07:00, and 35 dB(A) Leq 1 hour measured in all other habitable rooms with the window closed, at all times.

Reason: In order to protect the amenities of future residents in accordance with Policies H/3 and EM/3 in the Rochdale Unitary Development Plan.

- 10) The dwellings hereby approved shall be designed and constructed to ensure noise from passing trains does not exceed 46 dB(A)L max measured in bedrooms with the window closed.

Reason: In order to protect the amenities of future residents in accordance with Policies H/3 and EM/3 in the Rochdale Unitary Development Plan.

- 11) Unless agreed in writing by the Local Planning Authority, none of the dwellings shall be brought into use until the access road and car parking spaces have been constructed in complete accordance with the details shown on drawing number 1565 01 D.

Reason: In the interests of highways safety in accordance with Policy A/9 of the Rochdale Unitary Development Plan.

- 12) Unless agreed in writing by the Local Planning Authority, the ground finished floor level of each dwelling shall be 147.35.

Reason: In the interest of visual amenity of the area in order to comply with the requirements of Unitary Development Plan Policies BE/2 and H/3.

- 13) The development hereby approved shall be carried out in complete accordance with the implementations details included within the Environmental Construction Method Statement (dated October 2015).

Reason: In order to prevent pollution of the canal and to protect natural habitat in accordance with Unitary Development Plan Policies EM/3 and NE/3.

- 14) Within 28 days of the date of this permission, unless an alternative time frame is agreed in writing with the Local Planning Authority, details of a 'ball net/fence' to be erected along the southern boundary of the site, adjacent to the playing field, has been submitted to and approved in writing by the Local Planning Authority. The duly approved netting/fencing shall be erected along this boundary prior to the first occupation of any dwelling and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To prevent nuisance and disturbance arising for residents from the adjacent playing fields in accordance with the requirements of Unitary Development Plan Policies BE/2 and H/3.

15) Notwithstanding the details shown on the approved plans and the requirements of condition 1 of this permission, within 28 days of the date of this permission, unless an alternative time frame is agreed in writing with the Local Planning Authority, details of the siting, height, design, materials and finish of boundary treatments for each plot, including an acoustic fence to be erected on the western boundary of the site shared with the railway line, shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to ensure adequate levels of privacy between neighbouring dwellings in the interests of the amenity of future occupiers in accordance with the requirements of Unitary Development Plan Policies BE/2 and H/3.

Informatives:

- During construction the developer must comply with the Environment Agency's Pollution Prevention Guidelines to ensure there is no detrimental impact on the adjacent canal.
- A method statement and risk assessment must be submitted to Network Rail's Asset Protection Engineer for approval prior to works starting on site.
- Prior to occupation of the dwellings the developer is to provide a suitable trespass proof fence adjacent to the boundary with the railway.
- The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail land and its infrastructure or undermine or damage or adversely affect any railway land and structures.
- Any scaffolding which is to be erected /constructed within 10metres of a boundary to a railway line must be erected in such a manner that at no time will any poles over-sail the railway line. A method statement giving details of measures to be taken to prevent construction materials from the development reaching the railway (including protective fencing) shall be submitted to the LPA before the development commences.
- Prior to any vibro-impact works on site, a risk assessment and method statement shall be submitted to the LPA and Network Rail.
- Prior to the commencement of the development details of the disposal of both surface water and foul water drainage directed away from the railway shall be submitted to, and approved in writing by the Local Planning Authority and Network Rail.
- Prior to the commencement of the development full details of ground levels, earthworks and excavations to be carried out near to the railway boundary shall be submitted to and approved in writing by the Local Planning Authority and Network Rail.
- Network Rail request that the developer ensures there is a minimum 2 metre gap between the buildings and structures on site and our boundary fencing.
- No trees should be planted next to the Network Rail boundary
- The applicant/developer is advised to contact Third Party Works Team (01782 779909) in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust".

- Access to rear gardens from the front of properties should be restricted with lockable gates fixed flush to the front elevation of the dwelling.
- Rear boundaries that abut publically accessible space should be 2100mm high, with a hard wearing base.
- Front garden boundaries should be defined with low walls, railings or shrubs.
- Recommend that the dwellings are built to Secured by Design standards.
- The Fire Service requires vehicular access for a fire appliance to within 45m of **all** points within the dwellings.
- The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes. Additionally if the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required. The maximum length of any cul-de-sac network should be 250 m.
- There should be a suitable fire hydrant within 165m of the furthest dwelling.
- The Fire Service strongly supports the installation of domestic sprinkler systems as a positive measure to protect persons. At a small cost occupants' can be given the reassurance of a high level of protection. All developers should positively consider the viability of installing domestic sprinkler systems.

Report Author Robert Major

Maintenance
The contractor is to carry out maintenance to the planted areas for the first 12 months after Practical Completion. This shall include fortnightly visits between March-October inclusive and once monthly between November-February inclusive. At each visit all weeds will be treated with glyphosate herbicide strictly to manufacturers recommendations and line with "Pesticides – Code of Practice for Using Plant Protection Products". Any weed not responding to herbicide will be removed by hand including the root. The ground should be watered to field capacity in dry periods and to ensure good establishment. Any broken or dead branches to be pruned off carefully. Remove all litter and rubbish at each visit. Check all tree stakes and ties and repair as necessary.

TURFING & SEEDING

Turfing
Turfing shall comply with the current BS3969 (1998) and BS4428 (1989 A1 91). A sample of the proposed turf shall be approved before laying. Topsoil shall be a minimum 200mm depth thoroughly cultivated and all weeds, rubbish, roots and stones over 30mm removed to contractors own tip. Ground surface is to be brought to a smooth, firm fine tilth free from lumps and hollows such that the turf will rise 25mm above adjacent pavings. Pre-turf fertiliser to be spread to manufacturers recommendations. Turf shall be laid in bond off planks over turf already laid, and lightly firmed. Whole area is to be watered on completion. Turf on banks should be securely pegged over a roughened soil surface. Trees within turf shall have a clear circle 500mm dia. of bare soil surrounding the stem to reduce competition and assist in establishment.

Seeding
Seeded areas to have minimum 150mm depth of topsoil and be thoroughly cultivated with all rubbish, weeds, roots, and stones over 30mm removed to contractors own tip. The ground surface is to be brought to a smooth firm, fine tilth free from lumps and hollows to finish 25mm above all hard surfaces. Seed is to be spread in 2 no. batches in transverse directions and raked into the soil. An appropriate fertilizer is to be spread at the manufacturer's recommended rate at the time of the first cut. The first cut shall be made when the growth has reached 100mm and the height is to be reduced to 25mm. Seed is to be a low maintenance amenity mix spread at manufacturers recommended rate and to be ARCADE certified complying with requirements of BS4428 (1989 A1 91) Seed mix shall give a resilient sward tolerant of a range of mowing regimes such as BSH A19 (Housing and Industrial Estates) or similar approved.

Establishment
Contractor shall be responsible for correct watering and a minimum of 3 no. cuts with a rotary mower such that grass does not exceed 80 mm in height.

Maintenance
The Contractor is to carry out maintenance and grass cutting to the sward for 12 months after Practical Completion. This shall include fortnightly cuts reducing sward height to 25mm between March and October and once monthly from November and February inclusive. Any areas of poor germination shall be treated as necessary and over seeded at the contractors expense. The sward will be considered complete when all areas are covered with growing grass.

MULCH (Optional – to be decided)

All hedge bases and tree planting circles shall be mulched with a minimum depth of 75mm approved mulch with an average nominal particle size of 5-35mm with <5% dust and fines and less than 15% wood content. The mulch will be pest and disease free and not have been treated with methyl bromide or any additives. The pH shall be between 4.5 – 5.5. The depth shall be maintained at the edges and kerbs by scooping out topsoil along the kerb and grassed edge. Contractor is to ensure that the soil is CLEAN, MOIST AND FREE FROM WEEDS immediately prior to spread of mulch. All areas shall be thoroughly watered prior to mulching if soil conditions are dry.

Maintenance
The full 75mm depth of mulch is to be maintained during the 12 months following Practical Completion. Sweep up any mulch on car parking areas and footpaths and return to hedge and tree bases.

SPECIFICATION

TOPSOIL

Preparation
Strip topsoil from site and store for re-use. Topsoil shall be stripped when soil is damp but not when very wet or frozen. Stockpile mounds shall not exceed 2m height.

Re spread topsoil to planted and seeded areas at a minimum depths of 500mm for planted areas and 200mm for seeded areas. Re-spread should be undertaken when subsoil is damp but not when very wet or solidly frozen.

If topsoil storage mounds have been left fallow and developed a weed growth, this should be treated with glyphosate herbicide at least 14 days prior to re-spread strictly in accordance with all manufacturers, and H & SE and COSHH guidelines and regulations.

Topsoil is to be thoroughly cultivated prior to planting and seeding and any large stones, grass sod and other rubbish removed. Topsoil surfaces are to marry evenly into any adjacent soft landscaping. Any imported topsoil shall comply with the current BS3882(1994) Compost (proprietary non-peat, or natural manure) is to be worked into the topsoil at the manufacturers recommended rate or at the rate of 80 ltrs/ 5m2. All areas shall have any compaction thoroughly relieved prior to topsoiling

PLANT MATERIAL

All plant material shall as a minimum conform to the most recent of the following: BS's or the equivalent European Standards: BS3936 Pt. 1 1992 (Trees & shrubs); PT.2 1990 A1 90 (Roses); Pt.3 1990 C95 (Fruit, soft & tree fruit); Pt.4 1984 C 89 (Forest trees)Pt.9 1998 (Bulbs, corms & tubers); Pt.10 1989 (Groundcover plants). The plant material should also meet the National Plant Specification standards.

Packaging & delivery
Packaging and delivery of plant material shall be in accordance with the Code of Practice published by the JCLL and shall be adequately stored and protected prior to planting.

Species
Species and size of plant material is to comply with the accompanying schedule. The contractor is to obtain approval before substituting any of the species listed, otherwise the substitutes may be rejected.

Trees
All trees shall have a sturdy, reasonably straight stem and an evenly balanced head with a clearly defined leader and well balanced root system. Any rootballed or bare rooted stock is to be planted in the recognised planting season (Nov-March). Outside the planting season only container grown trees may be planted

Tree pits
Tree pits shall be sufficiently large to accommodate the root ball of the tree. Generally tree pits shall be 600mm depth, 600 x 600 mm for standard trees and 700 x 700mm for heavy standard. Tree pit bases to be loosened and shall be backfilled with topsoil and compost mix as described. For container grown trees the pits should accommodate the container comfortably. Any space around the container should be backfilled with good quality topsoil and firmed.

Tree support
Unless otherwise stated, standard trees and larger shall be supported by 2 no. stakes 1200mm long driven into the ground 600mm depth; 50 x 75 cross brace fixed at 25mm below stake tops and tree secured by 1 no. rubber spacer and tie.

Hedging plants
Plants of the species and sizes specified are to be planted at a rate of 4 per lin. m in a double staggered row. Planting shall be in a continuous trench with plants being placed at the correct spacing and depth, backfilled with soil and firmed in. Plants shall be protected from dessication during planting by having the roots completely covered at all times. Planting should not take place in times of drought or frozen ground.

Watering All planting is to be well watered on completion.

All planting is to conform to the current BS 4428 (1989 A1 91), and be guaranteed for the first growing season and a show of leaf in the second.

00713

TREE PLANTING SCHEME IN ACORDANCE WITH SPECIFICATION.
TREE TYPES TO BANKING BETWEEN HOUSE AND CLUBHOUSE.
RED BLOSSOMED HAWTHORN- MAX 10M HIGH
BIRCH MAX 20m HIGH
MAIDENHAIR MAX 20m HIGH

TREES TO REAR GARDENS AND NORTH AND WEST OF THE SITE
APPLE TREES

Beech hedging
Transplants 1+2 if planted in season, 2l containerised at other times; 80-100cm height; planted @ 4 / lin m in double staggered row.
160x Fagus sylvatica (green)

Existing trees to be protected for duration of the contract by a protective fence erected around the dripline of the canopy as recommended in 'BS5837:2005 – Trees in relation to construction – Recommendations'

Railway Line (Manchester - Leeds)

Bellfield Mill Lane

New Driveway

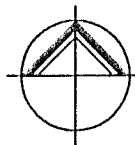
All new drainage runs to connect into new Sewage Treatment Plant.

Canal

New Telcom Mast

All new drainage runs to connect into new Sewage Treatment Plant.

Amended Plan
12 OCT 2015



**NORTHERN
DESIGN
PARTNERSHIP**

Chartered Architects

THE CHAPEL
MILLMOOR ROAD
MELTHAM
HUDDERSFIELD HD9 5JU
TELEPHONE (01484) 854848
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CLIENT

NEWBUILD LTD

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT
BELLFIELD MILL LANE ROCHDALE

DRAWING TITLE

**PROPOSED LANDSCAPING
PLAN**

Rev.	Notes	Date	Drawn
A	Hips added to roof	Nov 2014	KAP
B	Housing layout revised	May 2015	KAP
C	Blocks A, B & C repositioned	May 2015	KAP
D	1st house omitted. Turning road relocated. Site boundary to playing field reinstated as original.	Sept 2015	KAP

SCALE

1:250

April 2013

DMS

PROJECT No.

1565

DRAWING No.

04

Rev.

EP3

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01093/FUL	Ryan Grant	3 June 2021

Address: Land Adjacent To 1 Dobfield Road, Rochdale OL16 3AW

Proposal: Residential development: erection of 8 dwellings with associated hard and soft landscaping and car parking, following the demolition of existing stables

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	GRANT with conditions
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CHECKED AND SIGNED OFF BY: EH

DATE: 4 June 2021

SITE

The application site is a 0.8ha parcel of land situated between Rochdale Canal & Dobfield Road, to the north east of Belfield on the outer urban fringe of Rochdale.

The site currently comprises a stable building and outside horse exercise arena alongside a grassed area. Although there is little in the way of planting within the site itself, there are a number of trees to the site boundaries.

The site is approximately 275m to the east of the A664 (Albert Royd Street) and it is accessed off Dobfield Road via Belfield Mill Lane.

The site is within the defined urban area and a greenspace corridor as set by the saved Unitary Development Plan Proposals Map. To the east of the site lies open countryside which is designated as a green belt, whilst to the south of the site is designated as protected existing recreational open space. The adjacent Rochdale Canal benefits from a number of important environmental designations including SSSI and SAC status.

PROPOSAL

This is a full application for the demolition of the existing built structures associated with the former stables use on site and the erection of new residential dwellings with associated infrastructure. The original submission was for 13no dwellings, however through negotiations with the officers this has been reduced to 8no dwellings.

The proposed dwellings comprise four 5-bed homes and four 4-bed homes, all of which are detached and are to be sold as market housing, seeking to deliver large family homes. All homes are significantly larger than the optional technical housing standards – nationally described space standard.

The layout of proposals comprises an eastern access taken off Dobfield Road sweeping south and then west with all dwellings accessed to the south of this newly created internal access road. The proposed dwellings at Plots 1 – 7 have an approximately north facing frontage and run parallel with the southern boundary of the site. Plot 8 which forms the end of the cul-de-sac has been rotated so that its frontage is to the northeast to provide a built form and create a vista for the internal access road. All dwellings benefit from substantial rear garden spaces as well as front gardens.

Each plot is served by the internal access road leading to driveways for two cars per dwelling. The internal access road is also served by pavements on both sides for safe pedestrian access. Refuse storage spaces are provided to the side and rear of the dwellings so that they are not visible on the streetscene.

The dwellings present fairly traditional built forms with some more contemporary details incorporated through materials, fenestration and roof lines. All dwellings will be of a traditional facing brick construction, with sections of contrasting brick soldier courses, stone cills, and sandstone surrounds. Windows will be framed with grey uPVC, whilst roofs will be formed of concrete interlocking tiles.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

- | | |
|----|--|
| C1 | Delivering the right amount of housing in the right places |
| C3 | Delivering the right type of housing |

C6	Improving health and well being
P1	Improving image
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
G6	Enhancing green infrastructure
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution
T2	Improving accessibility
DM1	General development requirements
DM2	Delivering planning contributions and infrastructure

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development'

RELEVANT SITE HISTORY

19/01322/FUL - Residential development of 14 dwellings, hard and soft landscaping, car parking following dismantling of existing stables – Withdrawn May 2020

The above is the only relevant planning history related directly to the site of this planning application. There have however been additional applications for residential development in the close vicinity of the site, on parcels of land which have had similar policy designations and constraints. These include 10/D53344 initially allowed in outline through appeal and subsequently granted reserved matters approval 17/00255/REM for 4 dwellings at the junction of Belfield Mill Lane and Dobfield Road. Another similar nearby approval 15/00713/FUL was granted for 9 dwellings on land adjacent to Sacred Heart Football Club.

CONSULTATION RESPONSES

Highways And Engineering – No objection to the proposals. Confirmed the proposals would not generate significant traffic, ample parking is provided, and no concerns exist regarding the ability to service the site.

Environmental Health - Noise/Odours and Air Quality – No comments received to date

Environmental Health (Contaminated Land) – No objection to the proposals subject to a condition securing the recommended Phase 2 Site Investigations are carried out.

Conservation And Design – No objections to the proposals. The site is within relatively close proximity to Belfield Bridge, a Grade II listed late 18th century bridge, which carries the road over the Rochdale Canal. Although the site is relatively close to the bridge it is not considered to form part of its setting as it is visually separated by existing buildings and mature vegetation and it does not contribute to the significance or character of the designated heritage asset. Similarly, the site is bounded by mature planting and it is considered that the proposed development will have a neutral impact on the setting of the Rochdale Canal as a non-designated heritage asset.

Canal And River Trust – No objections to the proposals subject to suitable conditions to control the impacts of the proposed development in its future construction and operation stages upon the Rochdale Canal.

United Utilities – No objections subject to suitably worded conditions relating to foul and surface water drainage systems.

Greater Manchester Archaeological Advisory Service – No objections to the proposals. The development does not threaten the known or suspected archaeological heritage.

Transport For Greater Manchester – No objections to proposals. General comments provided in respect of supporting Transport Statement, focusing specifically on public transport and active travel connectivity and accessibility.

The Coal Authority – No objection to the proposals subject to the inclusion of suitably worded conditions to secure intrusive site investigations in respect of possible risks associated with former coal mining works in the area.

Lead Local Flood Authority/Drainage – No objections to the proposals subject to securing detailed drainage design through planning conditions.

Rights Of Way Officer - No comments received to date

Network Rail – No objections to the proposals but provided general comments on the developer and LPAs responsibilities to ensure proposals do not impact upon rail assets.

Natural England (North West Planning) – No objection to the proposals subject to the necessary mitigation measures as identified in the submitted HRA are secured through planning conditions. These include the mitigation measures within the submitted CEMP and the provision of a detailed drainage plan for foul and surface water drainage.

Greater Manchester Ecology Unit – No objection to the proposals subject to inclusion of necessary planning conditions. Mitigation measures to include an invasive species method statement, implementation of measures set out in CEMP, provision of a landscaping plan, standard times of year for vegetation removal, a detailed tree removal plan, and the provision of new bird and bat boxes.

GMP - Design For Security – no objection subject to the inclusion of a condition requiring compliance with the security measure identified within the submitted Crime Impact Statement.

REPRESENTATIONS

No member representations have been received in respect of this application.

Two letters of objection have been received in respect of the application. A summary of the key points of objection is provided below:

- Intensification of use on the site
- Construction traffic impacts, particularly in respect of Belfield Bridge
- Increased vehicular movements in area and lack of footpaths in local area.
- Noise impacts arising from proximity to industrial uses.
- Need assurances that flooding risks will not be increased elsewhere
- Impacts on greenspace corridor and species present on site

ANALYSIS

Principle of Development

In considering the principle of residential development on the application site, key considerations are the 2 primary designations within the saved UDP Proposals map. Firstly, the site is within the defined urban area which is where the council should seek to focus suitable new development wherever possible in order to protect the green belt and open countryside. Secondly, the site is within a designated Greenspace Corridor which offers it protection from inappropriate development that would have a significant impact on the greenspace corridor on a strategic level or fail to comply with the criteria for development as set out within this policy or Policy G6 of the Core Strategy.

UDP Policy G/8 and CS Policy G6 look to protect the green corridors and green infrastructure from development which would restrict the movement of wildlife or people along recreational routes, result in the loss or severance of links between areas of recreational open space, or where it would cause unacceptable harm to the landscape or ecological qualities of the corridor. Policy G6 also sets out how new developments affecting green infrastructure and corridors should seek to conserve and enhance their important qualities.

The application site at present offers no public recreational value beyond the Public Right of Way that runs along Dobfield Road which would not be impacted upon by the proposals. In terms of landscaping and ecological value, the site has been identified as largely species poor amenity grassland with the key features of value situated to the boundaries of the site where some higher value trees and shrubs are focused. The species poor amenity grassland will be lost to make way for the proposed dwellings and infrastructure, however the development will offer opportunities for replacement landscaping that may provide betterment of the existing grassland value and which will be secured by a planning condition requiring a detailed landscaping and planting scheme. Furthermore, the trees on site are largely capable of retention, particularly those considered of high value, whilst any to be lost could easily be replaced through the future landscaping scheme. GMEU have raised no objection to the proposals in relation to the impact on trees subject to the implementation of a planning condition requiring a tree protection plan.

On the basis of the above it is not considered that the site's designation within a green corridor would strictly prevent development of residential dwellings. This is subject to controlling the new development and its impact on existing green infrastructure of high value such as the protected trees whilst also ensuring that green infrastructure improvements are secured via planning conditions dealing with future detailed landscaping.

Considering the site's location within the defined urban area, the proposal for residential development is considered appropriate given the surrounding land uses which include other residential areas in close proximity. Additionally, the focus on larger family homes will help to deliver on a strategic objective for the LPA to increase delivery of higher value family homes to provide greater options and balance within the borough housing market.

The number of dwelling proposed would also result in a built density of only 10 dwellings per hectare which is reflective of its location on the urban fringe and will reduce the visual impact of the built development within the green corridor, whilst also ensuring substantial space is available for positive green infrastructure delivery.

In summary, the proposed development would not result in an unacceptable severing of the green corridor, or reduce the ability of the site to deliver green infrastructure benefits compared to its current characteristics. The proposals would deliver a priority housing type in the borough, within the defined urban area. As such the principle of residential development is considered appropriate subject to compliance with any technical matters.

Highways, Parking and Access

Rochdale Council Highways Officers have reviewed the proposals and concluded that the development proposals would not generate significant traffic and could provide ample parking. They have also confirmed that subject to a waste management strategy incorporating private waste collections there would be no concerns regarding the ability to service the site.

The site is also within walking and cycling distance to various facilities and amenities in the local area including a school, convenience retailing, recreational and sporting facilities, and bus services. The sustainability of this location for housing has also been established through the local planning history which includes approvals and allowed appeals in which this area was considered appropriate for residential uses with regards to access to local amenities.

On the basis of the above it is considered the proposals are in accordance with CS Policy T2 and there are no objections to the proposals with regards to highways and access.

Layout, Design and Residential Amenity

The layout has been described earlier in this report and has been designed to accommodate the dwellings in a legible form which provides a clear built form without such a density to have a significant impact on the visual amenity across the site. The existing trees would be largely retained and enhanced as a result of the development and the site would remain physically and visually distinct from the land beyond. The scale of front and rear gardens will ensure the site retains a sense of internal openness and green character as far as possible.

The nature of the site layout does result in car parking to the front of the dwellings however this is not considered to have a significant impact on the overall visual aesthetic of the street scene given the enclosed views, and substantial garden spaces which offer opportunities for significant screening through a detailed landscaping scheme.

The design of the dwellings presents fairly traditional built forms with some more contemporary details incorporated through materials, fenestration and roof lines. The material palette is characteristic of the local vernacular and as such considered appropriate for the site context.

The proposals comply with all appropriate interface distances between the proposed new dwellings and existing dwellings, as defined in the councils residential standards SPD. Future occupiers would benefit from good levels of privacy, light and outlook, whilst existing residents would not be significantly impacted in any of these regards. Surrounding uses and highway noise have also been considered in the supporting documents through a Noise Report which did not identify any unacceptable noise sources that would prevent the enjoyment of future resident's homes. This is expected given existing residential properties which already exist harmoniously with industrial uses in the area.

The application proposals are considered to comply with CS Policies P3 and DM1.

Landscaping and Ecology

As set out previously in this report the existing landscaping features of higher value, namely the trees and shrubs on the site boundaries, will be retained through the proposals. The application also offers significant space for further landscaping enhancements to be introduced. This will be secured by planning condition.

Any future detailed landscaping scheme would be expected to deliver high quality species rich site areas that would serve multiple purposes to improve visual amenity and character whilst providing biodiversity net gain. In order to improve visual amenity, consideration will need to be shown towards seasonally flowering planting and the size, number of and layout of planting to maximise the quality of the streetscene, screen frontage parking from view and improve the outlook of existing and future residents.

Enhancements to biodiversity will be delivered through the removal of invasive species, the proper maintenance of high value existing species and a detailed planting scheme which maximises opportunities for high value native planting. Provision will also be made for new bird and bat boxes, 6no of each, to encourage the continued use of the green corridor by protected fauna.

An important consideration in respect of the applications ecological impacts has been the construction impacts arising from the proposals and how these may impact upon the adjacent Rochdale Canal which benefits from SSSI and SAC protection. At the request of Natural England, a Habitats and Regulations Assessment has been provided in support of the proposals. This HRA identified that key potential risk was in relation to water pollution caused by excavation works during construction. In order to mitigate against this risk GMEU have advised that the measures set out through the submitted Construction Environmental Management Plan must be strictly adhered to as should be controlled by planning condition. Subject to this being controlled effectively, Natural England have accepted this conclusion and have no objection to the proposals.

On the basis of the above the application proposals are considered to be in accordance with CS Policies DM1, P3, G6 and G7.

Ground Conditions and Mining

The application has been supported by a Phase 1 Site Investigations report which has concluded that further Phase 2 intrusive Investigations are required prior to commencement of development. The findings and conclusions of this report have been agreed with the council's Environmental Health Officer for contaminated land. A Phase 2 report will be a conditional requirement of any permission.

The application was also supported by a Desk based Coal Mining Risk report which also recommended further intrusive investigations. This has been confirmed by the Coal Authority through the application consultation. As such additional planning conditions are recommended to secure these intrusive investigations.

Following the recommendations as accepted in the submission documents the proposals will comply with the requirements of CS Policy G9.

Drainage

The application proposals are supported by an initial drainage strategy which has identified surface water run off rates for the site via soakaway. These proposals have

been reviewed the by the LLFA Drainage Officer and United Utilities who have accepted the proposed run off rates and methods as appropriate for the site and in compliance with national sustainable drainage hierarchy.

The drainage strategy also identifies plans to provide a sewage pumping station and rising main to connect to the public sewer to the east of the site. These details have been accepted in principle by the LLFA Drainage Officer subject to detailed design of the system as would be secured via planning condition.

Subject to the detailed design of the drainage system, the proposals comply in principle with the objectives of CS Policy G8.

Conclusion

In conclusion the application proposals will provide much needed large family homes in a sustainable location in the defined urban area, without significantly harming the site's current contribution to the borough's green infrastructure and will actually offer opportunities for landscaping and biodiversity enhancements. No technical constraints have been identified which are not properly mitigated. As such the application proposals are considered appropriate and sustainable development.

RECOMMENDATION

GRANT planning permission subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following approved plans and documents:
 - Proposed Site Plan GF (1285/001 Rev G)
 - Proposed Site Plan First Floor (1285/002 Rev B)
 - Proposed Site Plan Roofplan (1285/003 Rev C)
 - House Type A Plans and Elevations (1285/100 Rev C)
 - House Type B Plans and Elevations (1285/101 Rev B)
 - House Type B1 Plans and Elevations (1285/106 Rev A)
 - Construction Environmental Management Plan (Rachel Hacking Ecology 2020)
 - Crime Impact Statement (2019/1015/CIS/01)

The development shall be carried out in full accordance with the approved drawings and documents.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy and the National Planning Policy Framework

3. No development shall take place (including demolition, ground works, vegetation clearance) until a scheme of works, which shall include a detailed method statement, for the control and disposal of the invasive plant species and Himalayan Balsam, within the site, has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme of works and method statement shall be implemented in full throughout the course of the development.

Reason: To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981, as amended, it is an offence to be caused to spread in the wild, in accordance with the general principles of Policy G6 of the adopted Rochdale Core Strategy.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the natural environment prior to commencement of any works taking place.

4. No development shall take place (including demolition, ground works, vegetation clearance) until a Tree Retention Plan has been submitted to and approved in writing by the Local Planning Authority. The agreed plan for retention shall be implemented in full throughout the course of the development and retained thereafter.

Reason: In order to protect existing trees on the site and ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3, G6 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

5. No part of the development shall be occupied until a Landscape Plan, including details of all hard and soft landscaping, and planting species has been submitted to and approved in writing by the Local Planning Authority. The agreed landscape scheme shall be implemented in full throughout the course of the development and retained thereafter.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6. No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site. The development shall be carried out in accordance with any agreed mitigation strategy.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7. No part of the development shall be occupied until a bird and bat box strategy, including 6no. bird boxes and 6no. bat boxes has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented in full and retained thereafter.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

8. Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

- ☐ a survey of the extent, scale and nature of contamination
- ☐ an assessment of the potential risks to:
 - i. human health,
 - ii. property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes
 - iii. adjoining land
 - iv. groundwaters and surface waters
 - v. ecological systems
 - vi. archaeological sites and ancient monuments
- ☐ where unacceptable risks are identified, an appraisal of remedial options and proposal for the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To prevent pollution of the water and ground environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site for the protection of controlled waters and to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers.

9. No development shall commence until;

- a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: To address any issues of unstable land and ensure safety and stability of new development in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure the need for any remedial works is appropriately identified and a strategy is in place before works commence

on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

10. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To address any issues of unstable land and ensure safety and stability of new development in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

11. No development shall commence until a surface and foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
 - i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
 - iii. A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site

12. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

13. No development shall take place in proximity to the Rochdale Canal until full details of the construction of foundations on site have first been submitted to and approved in writing by the Local planning Authority. Details shall include cross sections of the proposed building foundations relative to the canal cutting and details of the method of construction and location of construction plant and equipment on site. The development shall thereafter be carried out in accordance with the approved details.

Reason: in the interests of minimising the risk of creating land instability in accordance with the advice and guidance contained in NPPF.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) order 2015 Schedule 2 or any other order

revoking or re-enacting that Order, no extensions, porches, garages, ancillary curtilage buildings, swimming pools, enclosures, fences or walls shall be constructed within 3 meters of the site boundary to the Rochdale Canal without prior planning permission being obtained from the Local Planning Authority.

Reason: To ensure that the potential impact of any such development on the structural integrity of the adjacent canal can be fully assessed in line with NPPF.

15. No part of the development shall be occupied until a refuse collection strategy has been submitted to and approved in writing by the Local Planning Authority. The collection of refuse from the site shall be undertaken in accordance with the approved scheme thereafter.

Reason: In order to ensure adequate refuse collection from the site and to protect highway safety and in accordance with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

