

Development north east of Stakehill Industrial Estate, Middleton

Design and Access Statement

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Introduction | 01

Introduction | 01

01.1 Introduction

This Design and Access Statement has been prepared by AEW Architects and Designers on behalf of the Trustees of J.P. Milne Will Trust in support of an outline planning application for up to **314** dwellings and **13,047sqm** of employment floorspace in use class B2/B8 with associated landscaping, drainage and infrastructure on a site of 61.43 acres / 24.86 hectares. The parameter plans submitted for approval fix the maximum developable areas and quantum of development that can be accommodated and the scale / height of buildings.

This statement has been written in accordance with guidance provided within The Development Management Procedure Order 2015.

These documents set out the design principles established within the Parameter Plans for the proposed residential and employment development of Stakehill. Along with the Parameter Plans, this material will be approved, and its content will influence the detailed design of the scheme in future reserved matters applications.

This DAS should be read in conjunction with the other documents that form part of the Outline Planning Application, including the Design Code.

Part 1 - Design and access statement

Part 2 - Design Code

These documents will explain our understanding of the site, the site context, and how this can contribute

to the sensitive development of the site and good design practice.

The Design and Access Statement will underpin the Design Code.

A thorough understanding of the site's characteristics and constraints has given rise to a landscape led approach.

The Design Code will detail the proposed character areas for development and guide future developers when compiling their Reserved Matters applications for individual parcels.

The design team has considerable experience in developing high quality places and are seeking to set the design foundations for a high quality development that meets local needs.

The proposed development aligns with national and regional planning policy, including the National Planning Policy Framework (NPPF) and the recently adopted Greater Manchester Places for Everyone (PfE) Joint Plan (Policy JPA2). The site forms part of the Stakehill allocation, a key component of the Atom Valley Mayoral Development Zone, which seeks to deliver significant economic growth, employment opportunities, and new homes.

The proposals will contribute to these strategic objectives by providing a sustainable mixed-use development that supports housing and employment needs while integrating high-quality design and infrastructure

Planning permission is sought for the following:

Outline planning application (including details of means of access) for the development of residential dwellings (Use Class C3) and the erection of B2/ B8 floorspace (including ancillary integral office space (Use Class E)), including car parking, internal estate roads, and associated works. Appearance, landscaping, layout and scale are reserved for future approval.'

Consent is also sought for the demolition of 1,700sq.m of floorspace. This is comprised of part of an existing modern barn at Lower Stakehill Farm and the single storey buildings and glasshouses at the nursery.



Development Site



Masterplan to demonstrate mixed use development

Introduction | 01

01. 2 Design Team

The Design Team

- + AEW Architects - Architect and Masterplanners
- + WSP - Planning consultant
- + Plincke -Landscape architect
- + BWB Consulting Ltd - Civils, drainage & noise
- + Rachel Hacking Ecology - Ecologist
- + CPW - Climate Change Adaptation and Energy Statement



Planning Policy | 02

02. 1 Planning Policy

The site is located north east of Middleton with direct connections to the A627M and access to the M62.

The site has been allocated as part of Places for Everyone reference Stakehill JPA2 for mixed use (residential and employment).

This application site wraps around the north and east of Stakehill Industrial Estate and is bounded by the A627(M) to both of these boundaries.

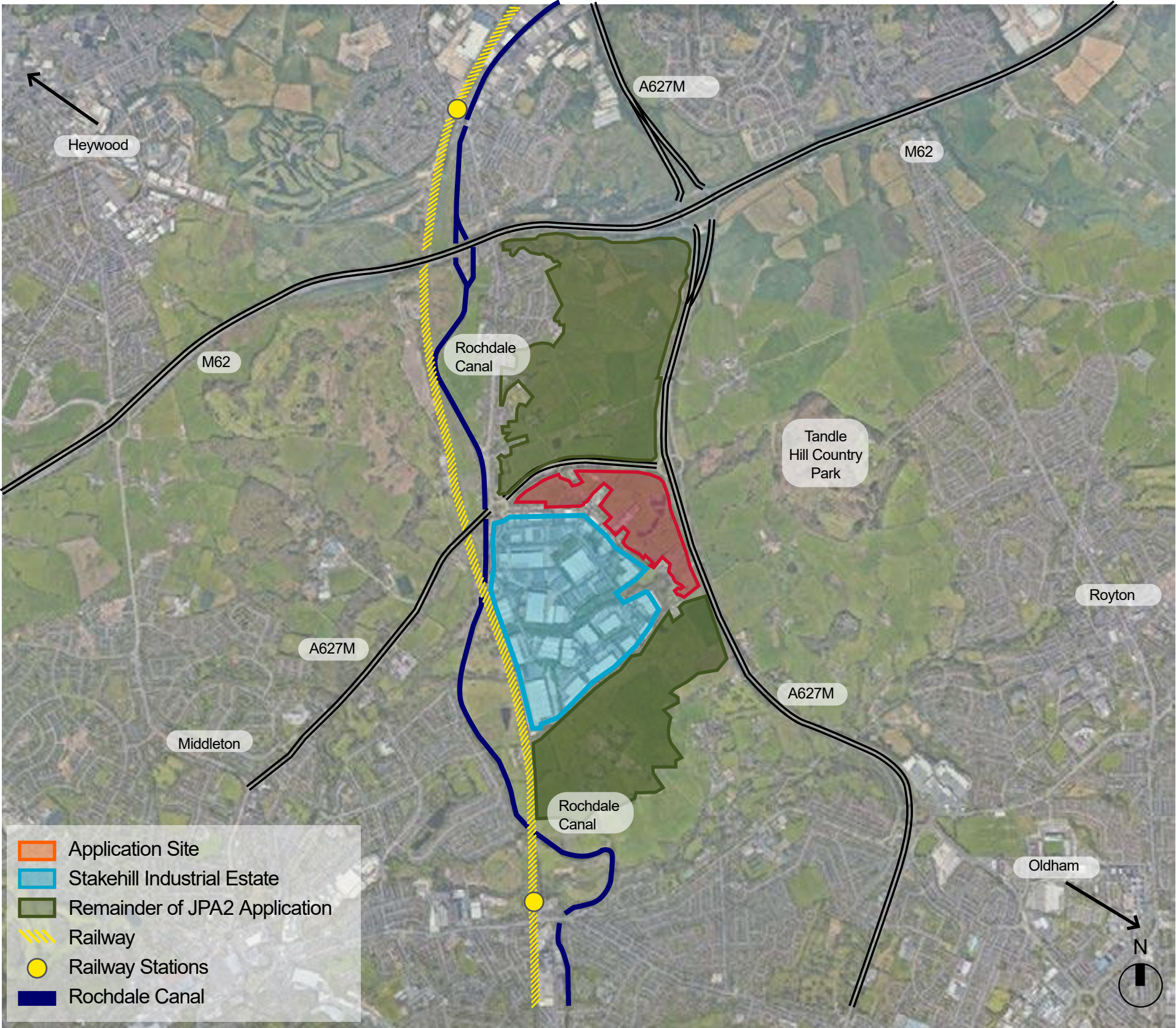
For a detailed assessment of relevant planning policies, reference should be made to the WSP Planning Statement.

02.1.2. The Development Plan for the site comprises:
+ Places for Everyone Joint Plan 2022-2039; and
+ Rochdale Core Strategy 2016-2028.

02.1.3. Other material considerations include the National Planning Policy Framework (NPPF), Supplementary Planning Documents (SPDs), and Planning Practice Guidance (PPG).

02. 2 Planning History

There are no major applications of relevance pertaining to the site's planning history.



02. 3 Pre-Application Consultation

For a detailed description of consultations that have taken place please refer to WSP’s Planning Statement Section 3.

The comprehensive pre-application process undertaken on behalf of the Milne Trust by the project team has considered relevant national and local policy guidance. Given the prominence of the site and the potential scale of development, the applicant has undertaken extensive pre-application discussions with RBC over the last two years with initial discussions commencing in 2023. Various iterations of sketch layouts and the vision for the site have been discussed with officers. Formal pre-application meetings in workshop format have been held with planning officers at RBC including Ryan Killeen and Michael Atkinson-Smith throughout 2023 and 2024. These meetings were attended by members of the project team, including the applicant, planning consultant and technical consultants (including landscaping) where necessary. Several of these meetings have also been attended by Council Officers from the highway team.

Specific feedback from the Council included:

- + The proposal should include larger, high value homes, whilst also providing opportunities for greater density (e.g., 35+ dwellings per hectare)
- + The scheme should embrace placemaking and reduce housing uniformity, with character areas defined across the Site and focal points;
- + Different access points for the residential development and the employment uses;
- + Extent of the public consultation exercise and letter drop area;
- + The scheme should include landscaping

- areas around the perimeter of the site but also throughout the site especially buffer areas with regards to the employment uses proposed in the southern parcel of the site and retain the fishing ponds;
- + To include important landscape views in the scope of the LVA including the view point at Tandle Hill;

The feedback received has been valuable and has positively shaped the current scheme which fit with the ambitions of Rochdale’s Core Strategy and the aspirations for this site within the Places for Everyone Joint Plan.

In October, December 2024 and January 2025 all councillors from the North Middleton ward and adjacent Castleton Ward were consulted prior to launching a public engagement exercise.

The consultation process for this application was designed to allow the local community to view the draft proposals and share their feedback with the team before the scheme is finalised and the application is submitted. As a result, a letter, which provided details of the proposals was distributed to 99 properties. The letter was posted on 13th January 2025 and contained a link to a dedicated website and email address, presenting draft plans and further detail of the scheme proposals. An online ‘virtual exhibition’ was launched to the public on 10 January 2025 in the form of a website (www.milnetruststakehill.co.uk). While the consultation ran until 3rd February 2025, the site remained open as a point of information until submission of the application. Section 3.7 of the planning statement outlines the responses the design team have provided as a result

of comments made during the consultation.



Masterplan to demonstrate mixed use development

Context | 03

03. 1 Site Location & Allocation

The application site measures approximately 24.86 hectares of mostly previously undeveloped greenfield land currently in use as agricultural farmland for grazing. This is allocated under the Greater Manchester Combined Authorities' Places for Everyone Joint Plan.

The site is located towards the north east of Middleton with direct connections to the A627M and access to the M62.

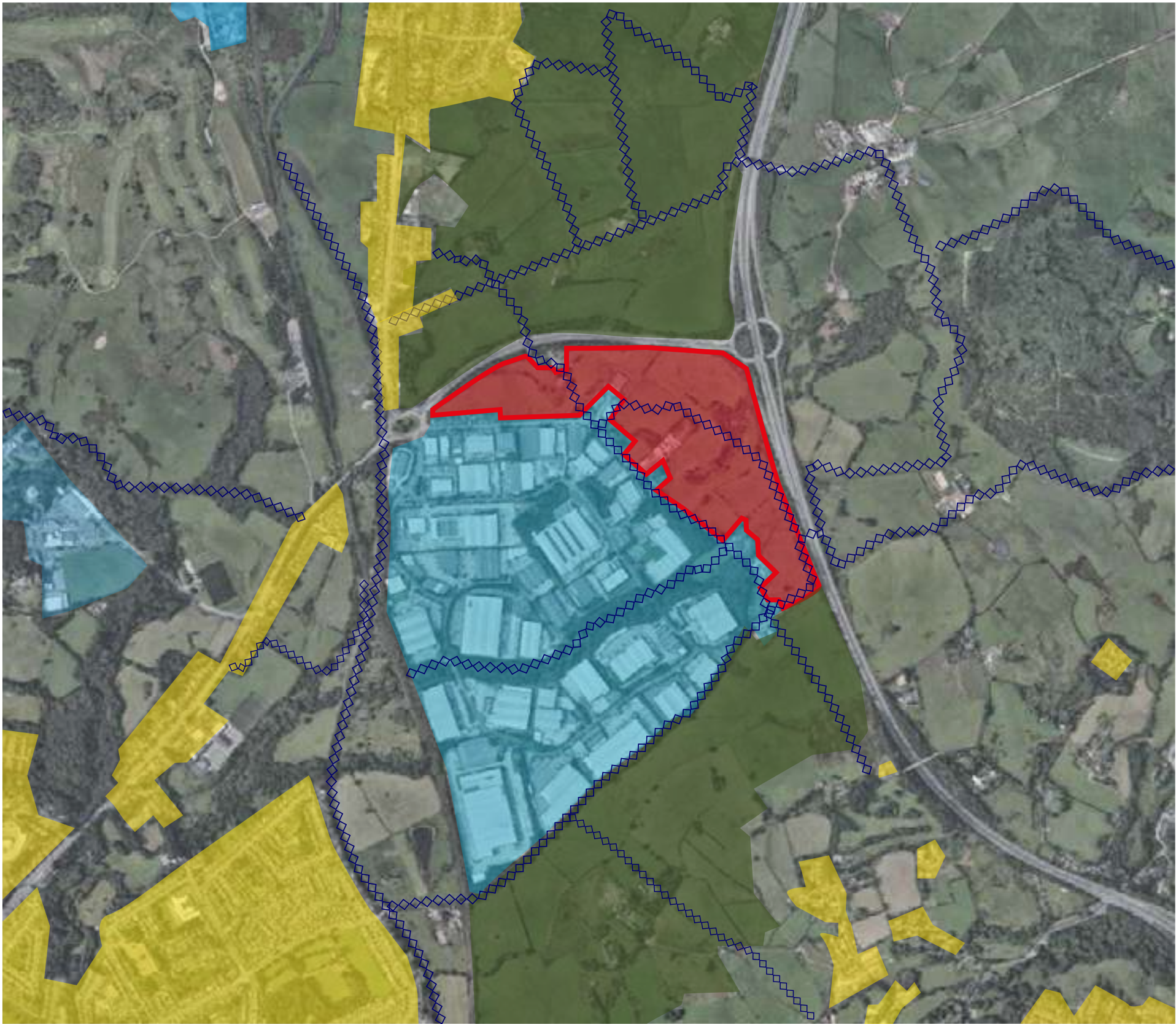
- Site
- Existing Stakehill industrial estate
- Remainder of JPA2 allocation
- Train Stations
- Train Line
- Rochdale Canal
- Boardshaw Primary School
- Cardinal Langley Roman Catholic high school
- Manchester Gold Club
- Community Hall on Thrnham Lane
- St. John Thornham Church



03. 2 Adjacent Development

The adjacent site (highlighted in blue) is an existing industrial site with connections to the A627(M). It lies opposite the proposed development sharing Stakehill Lane Finlan Road and Bentley Avenue as access routes.

- Site
- Residential
- Remainder of JPA2 allocation
- Employment
- Public Right of Way



03. 3 Constraints

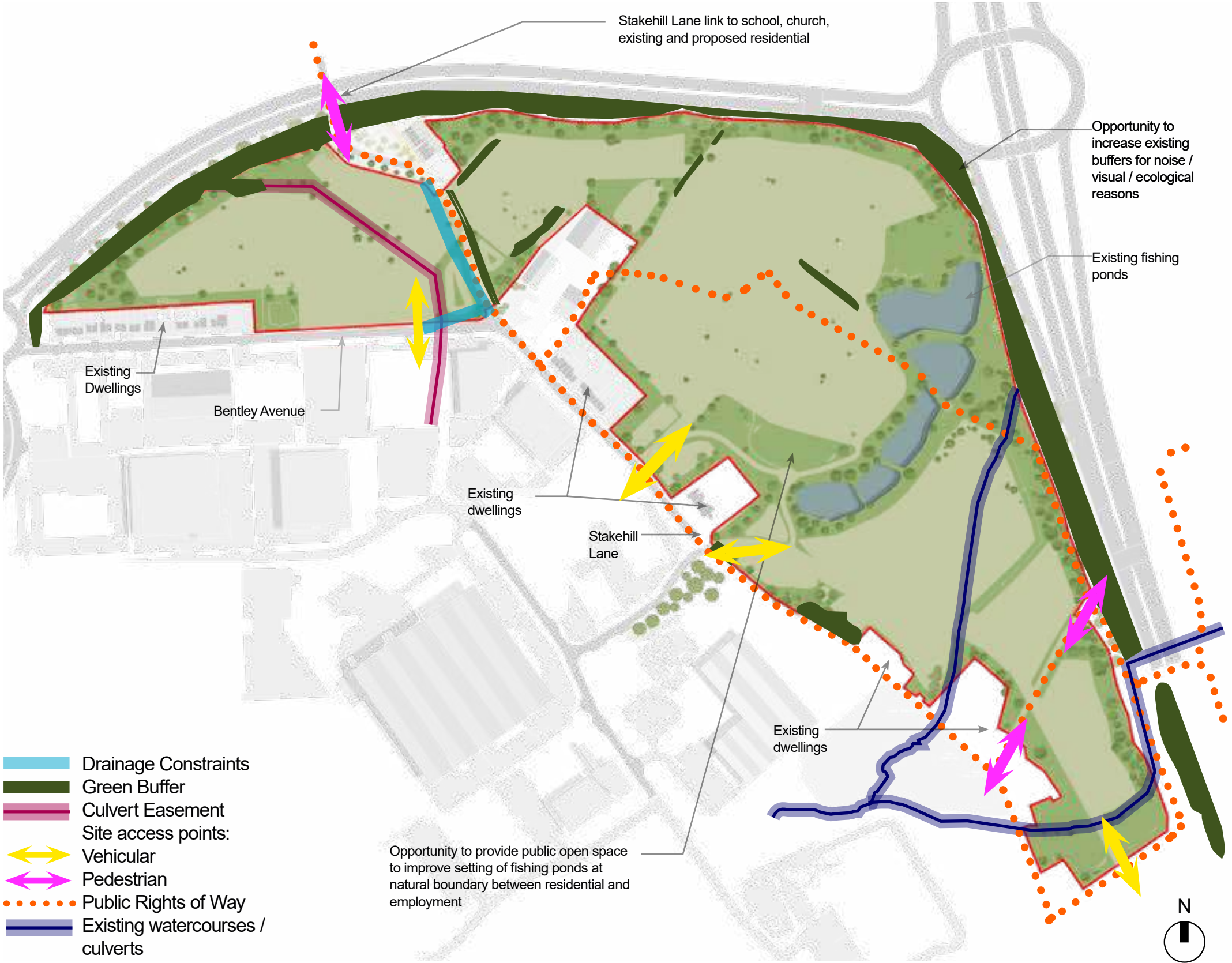
These include:

- + Drainage routes adjacent to the east end of Bentley Avenue
- + Existing watercourses and culverts
- + Public Rights of Way
- + Topography - Site generally slopes towards south west
- + Proximity to motorway and industrial estate

03. 4 Opportunities

These Include:

- + Existing green buffer along the north and east of site to be extended to provide additional ecological buffer and screening from the A627M
- + Existing PROW network to be rationalised and enhanced
- + The setting of the existing fishing ponds can be enhanced and provide a natural break between uses
- + Existing watercourses and culverts can be diverted and opened up to improve drainage



03. 5 Existing Site Photos

1. View towards Richard Bentley Smalley Memorial Hall
2. View along Stakehill Lane looking south
3. View along Stakehill Lane looking north
4. View facing the fishing pond toward Tandle Hill
5. Canal running west of Stakehill Industrial Estate
6. View overlooking the southern part of the proposed site
7. Existing HGV access to be widened from Finlan Road
8. View toward the southern JPA2 boundary
9. Richard Bentley Smalley Memorial Hall
10. St. John Thornham Church



03. 6 Drainage

The drainage design for the proposed development will comply with all relevant local and national standards, ensuring that the hierarchy of discharge, runoff rate, and volume criteria are met.

The proposed drainage system includes detention basins with a typical depth of 1.4 metres, including a 400mm freeboard. These basins are designed to manage stormwater during the 1 in 100-year + 45% climate change event, ensuring that the required storage capacity is met within the site.

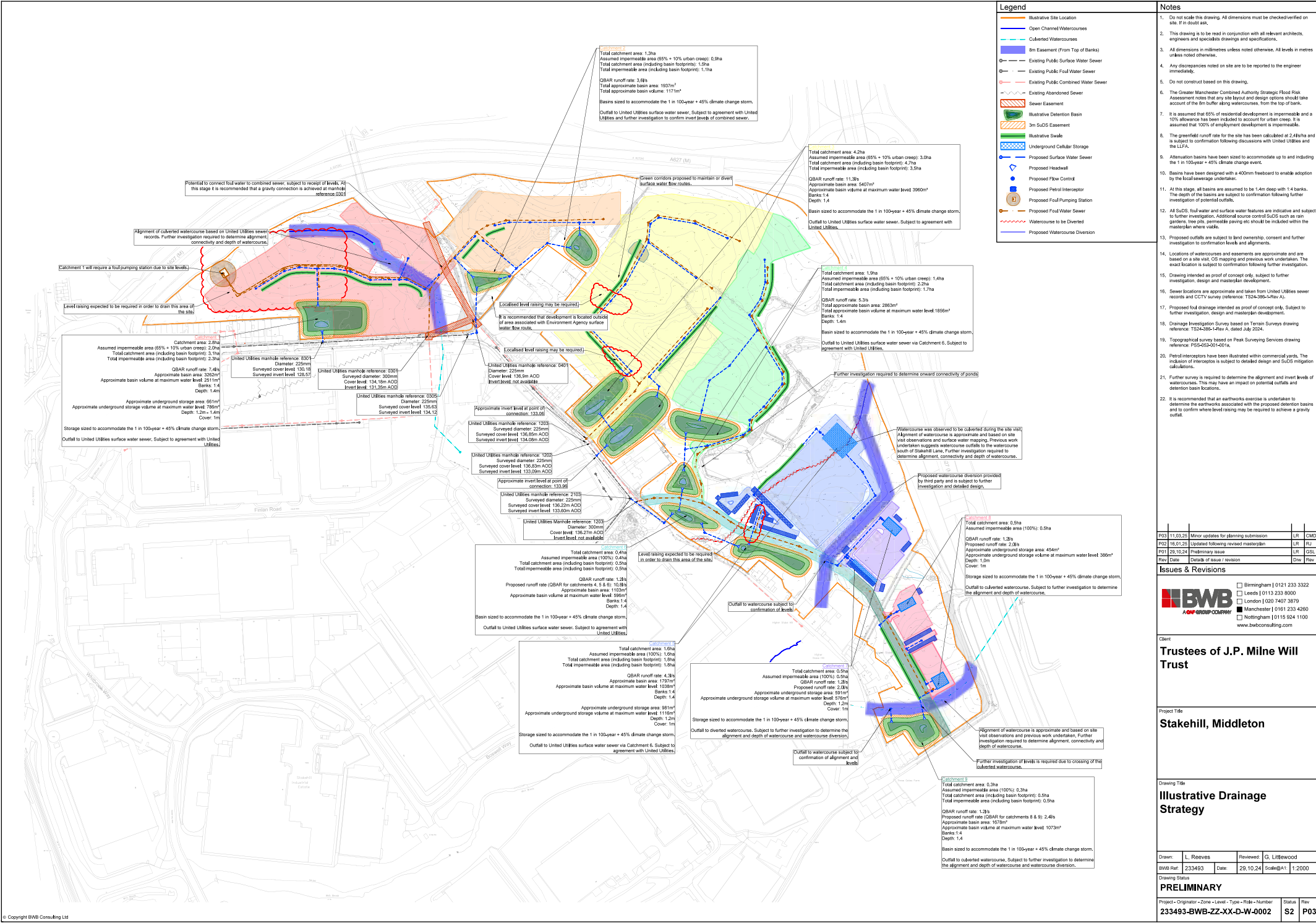
The final drainage strategy will be developed in greater detail at Reserved Matters stage.

03. 7 Flood Risk

The development incorporates SUDS and attenuation ponds for effective drainage. Located in Flood Zone 1, the site has a low flood risk, elevated 19 meters above nearby Flood Zones and the Rochdale Canal. Surface water and groundwater risks are minimal, with mitigation measures including raised floor levels and culvert diversion.

Following the NPPF requirements and with the proposed mitigation measures in place, the development can proceed without posing a significant flood risk.

The development will not increase flood risk to the wider catchment area, provided that surface water runoff is properly managed and discharged from the site in an appropriate manner.



Context | 03

03. 8 Ecology, Landscape and Visual Amenity

The development presents an opportunity to enhance the habitats available to wildlife in and adjacent to the site.

Landscaping can also be used to promote biodiversity through the appropriate design of habitats which promote natural linkages.

There is potential for retention of some grassland, trees and scrub areas to the eastern boundary, to form linear corridors along the site boundary.

The site presents opportunities to introduce a variety of public open spaces that also contribute to the flood strategy and biodiversity net gain.



Design Statement | 04

04. 1 Parameters Plan

This plan has been developed from the constraints plan to identify:

Residential

- + Residential (Use Class C3)
- + Up to 314 new homes
- + Building heights: up to 3 storeys generally permissible but with two storeys at sensitive locations

Employment

- + Industrial - Use classes B2, B8, E (g)(ii), E (g)(iii)
- + Up to 13,047m² GEA of industrial space - TBC
- + Building heights:
 - Plot E1: 16.5m maximum height to ridge
 - Plot E2 and E3: 12m maximum height to ridge

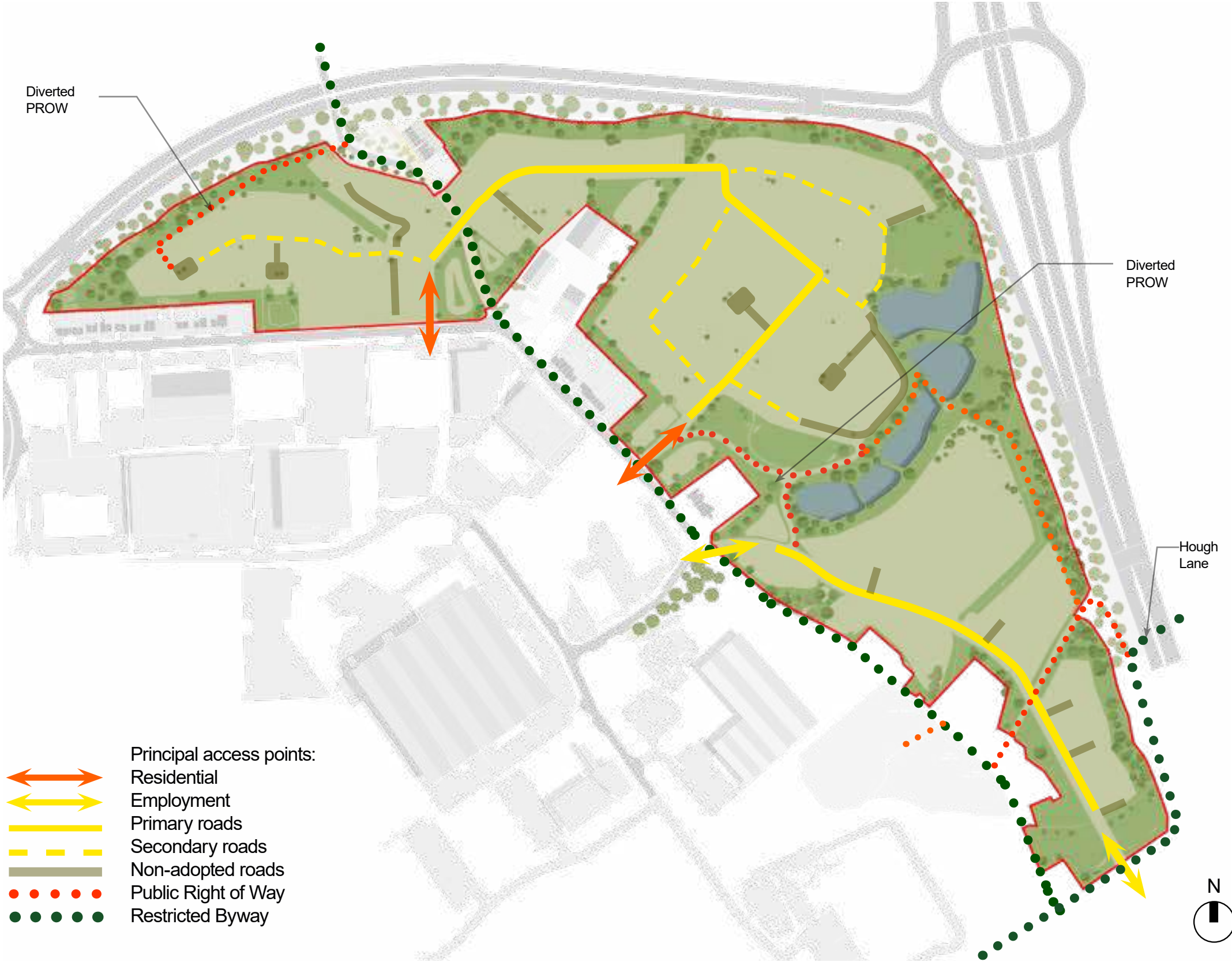


04. 2 Active Travel Routes

The application seeks to fix residential and employment access points with the rest of the road / active travel route hierarchy being indicative to demonstrate an appropriate movement network that promotes active travel and avoids a car dominated neighbourhood. This hierarchy is broken down into:

- + Principal access points
- + Primary roads (residential and employment)
- + Secondary roads
- + Non-Adopted roads and courtyards
- + Public Rights of Way

These are described in section 06.



Character Areas | 05

Character Areas | 05

05. 1 Character Areas

Leading on from the Design and Access Statement with the Parameters Plan and Illustrative Masterplan, key Character areas (CA) have been established. These identify general vernacular for the development.

- CA1 - Stakehill green
- CA2 - Western Crescent and Courtyards
- CA3 - Bentley Avenue
- CA4 - Northern Edge
- CA5 - The Heart
- CA6 - Eastern Fringe
- CA7 - Employment Area

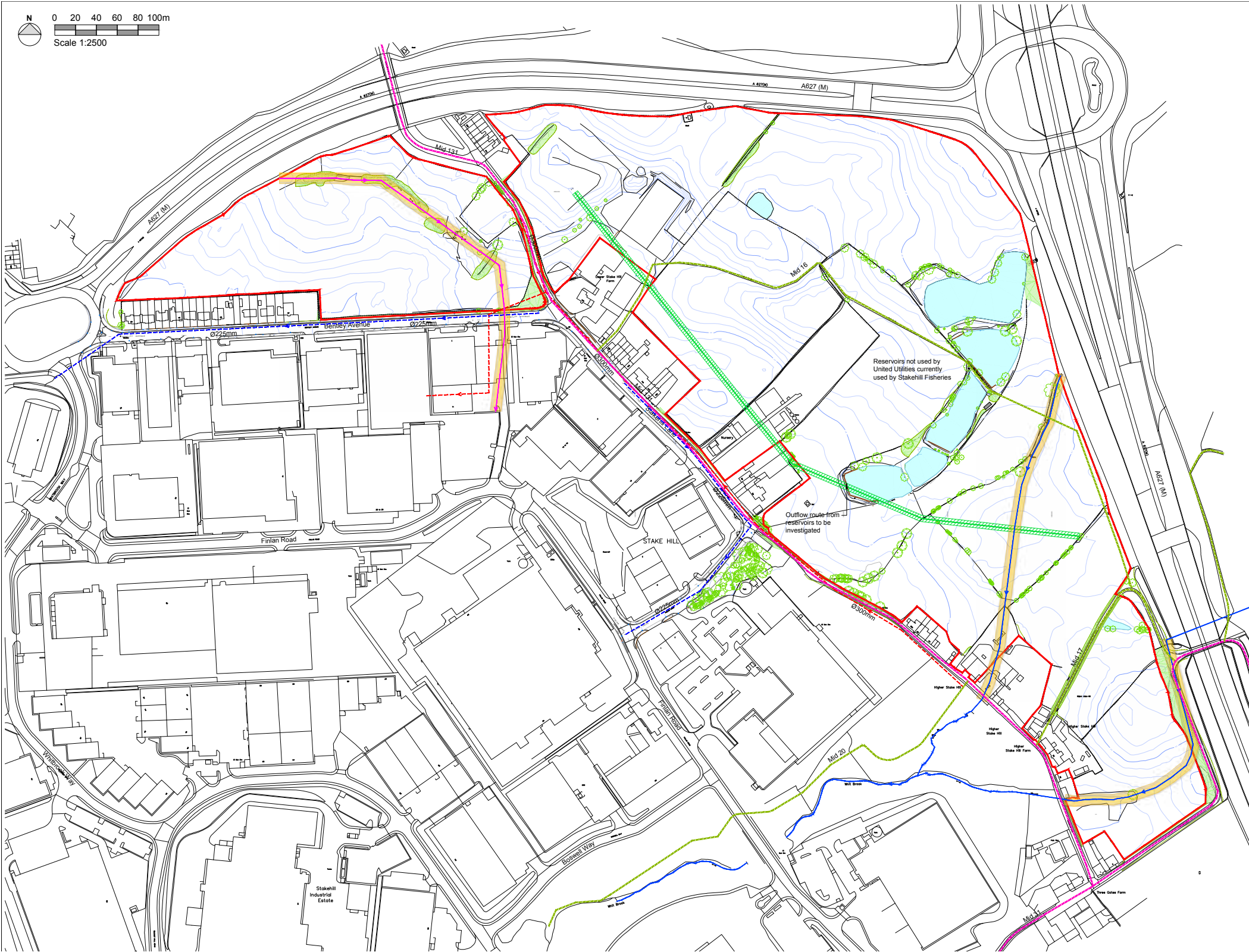


A detailed description of these can be found in the Design Code

Illustrative Masterplan | 06

06. 1 Design Evolution

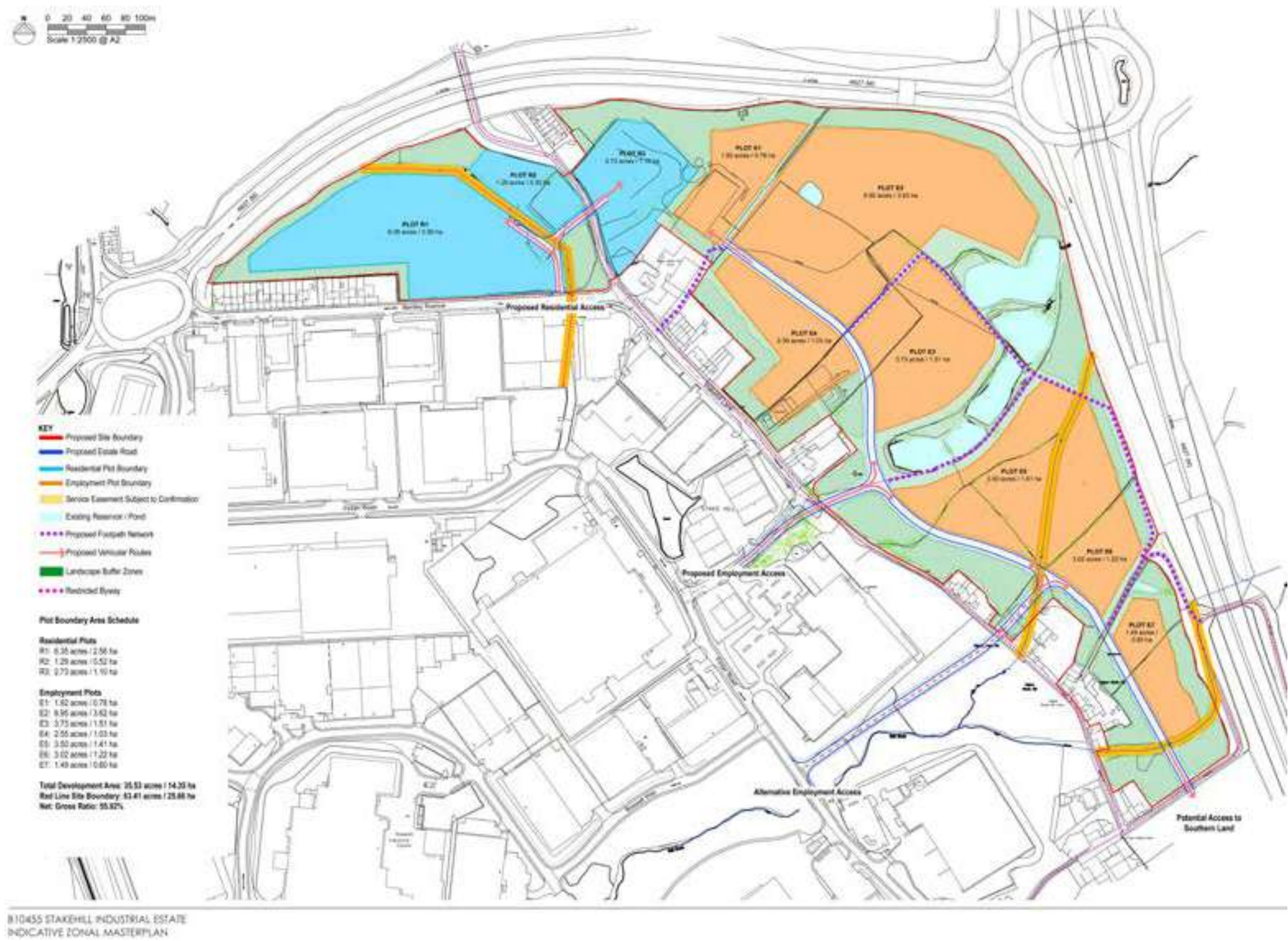
The design team have developed the masterplan for this application since 2019. This began with a thorough understanding of the site's constraints which has been updated and extended through the design process.



Illustrative Masterplan | 06

06. 1 Design Evolution

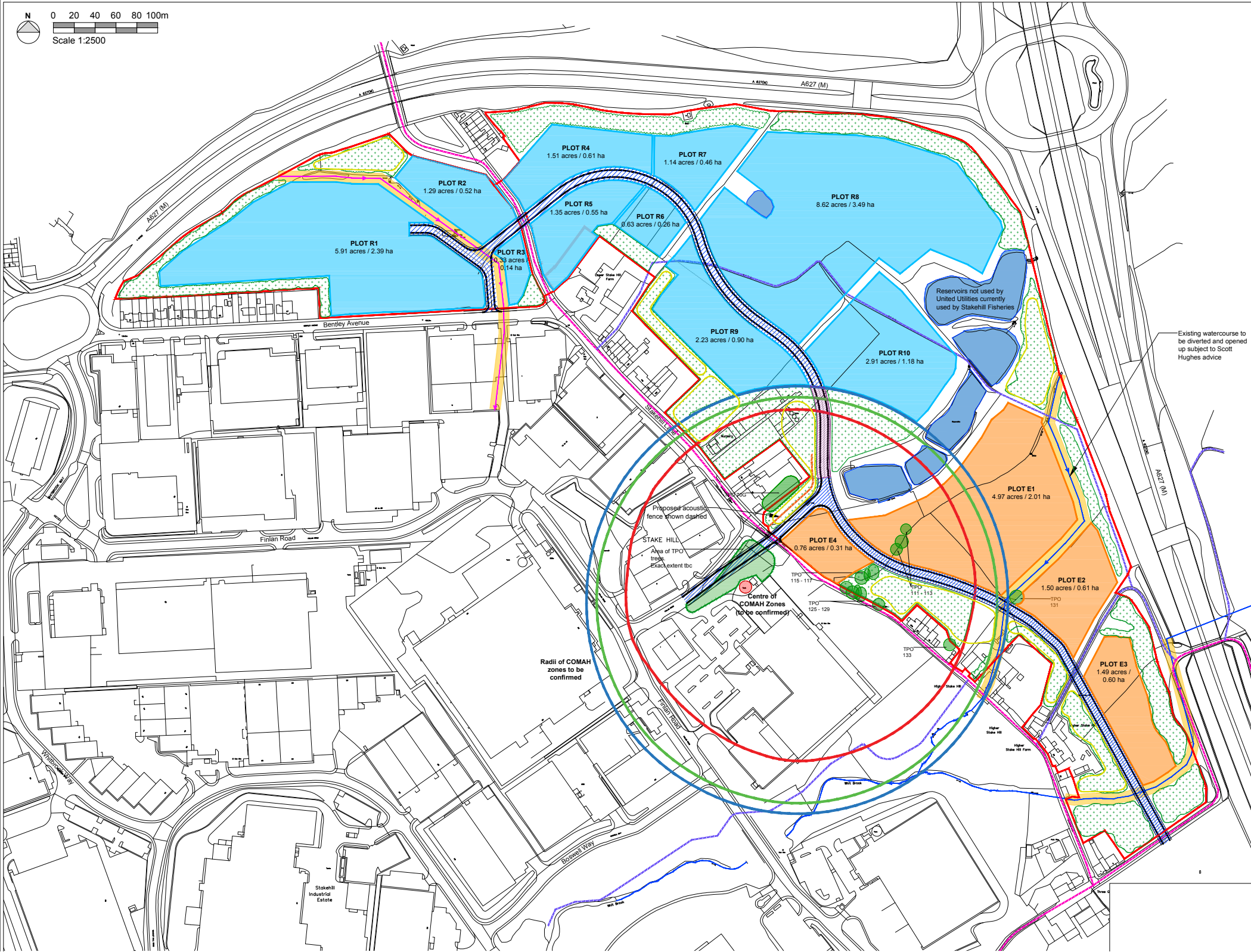
From this a number of zonal plans were derived. These started with a proposal for the site to be mostly employment uses with residential limited to parcels along Bentley Avenue and adjacent to Lower Stakehill Farm.



Indicative Masterplan 15/03/2019

06. 1 Design Evolution

Through the consideration of segregating vehicular access points, and consultations with Rochdale Borough Council, the focus shifted to more residential units and less employment floorspace

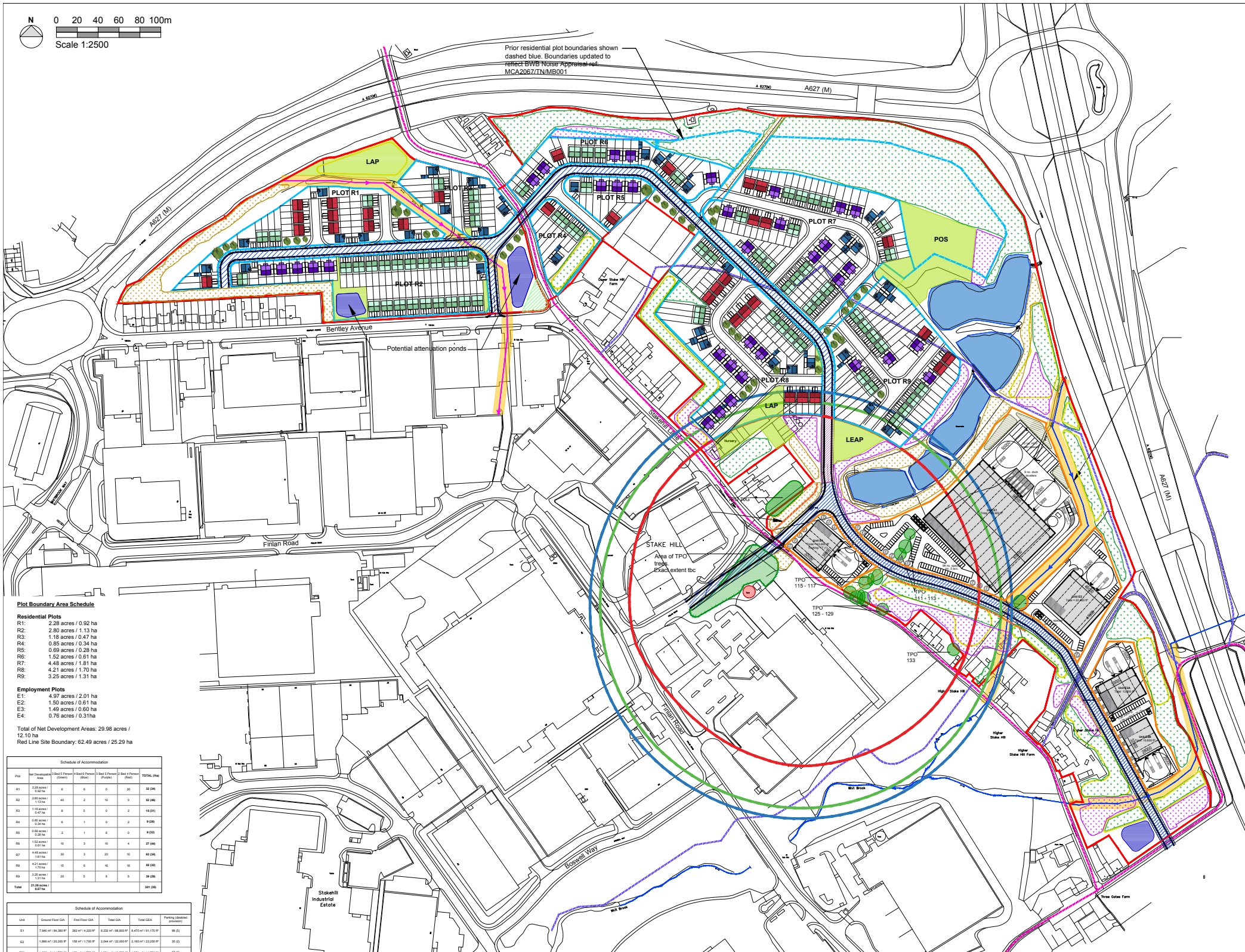


Illustrative Masterplan | 06

06. 1 Design Evolution

Once the split of uses settled, various illustrative options such as the one adjacent were tested against the constraints (which were being understood in greater detail) and subject to further Council consultations.

Following the site's successful inclusion within Places for Everyone a more intensive round of pre-application meetings and workshops was held that have resulted in the Illustarive Masterplan that can be seen in the following section of this document and which is supported by the separate Design Code.



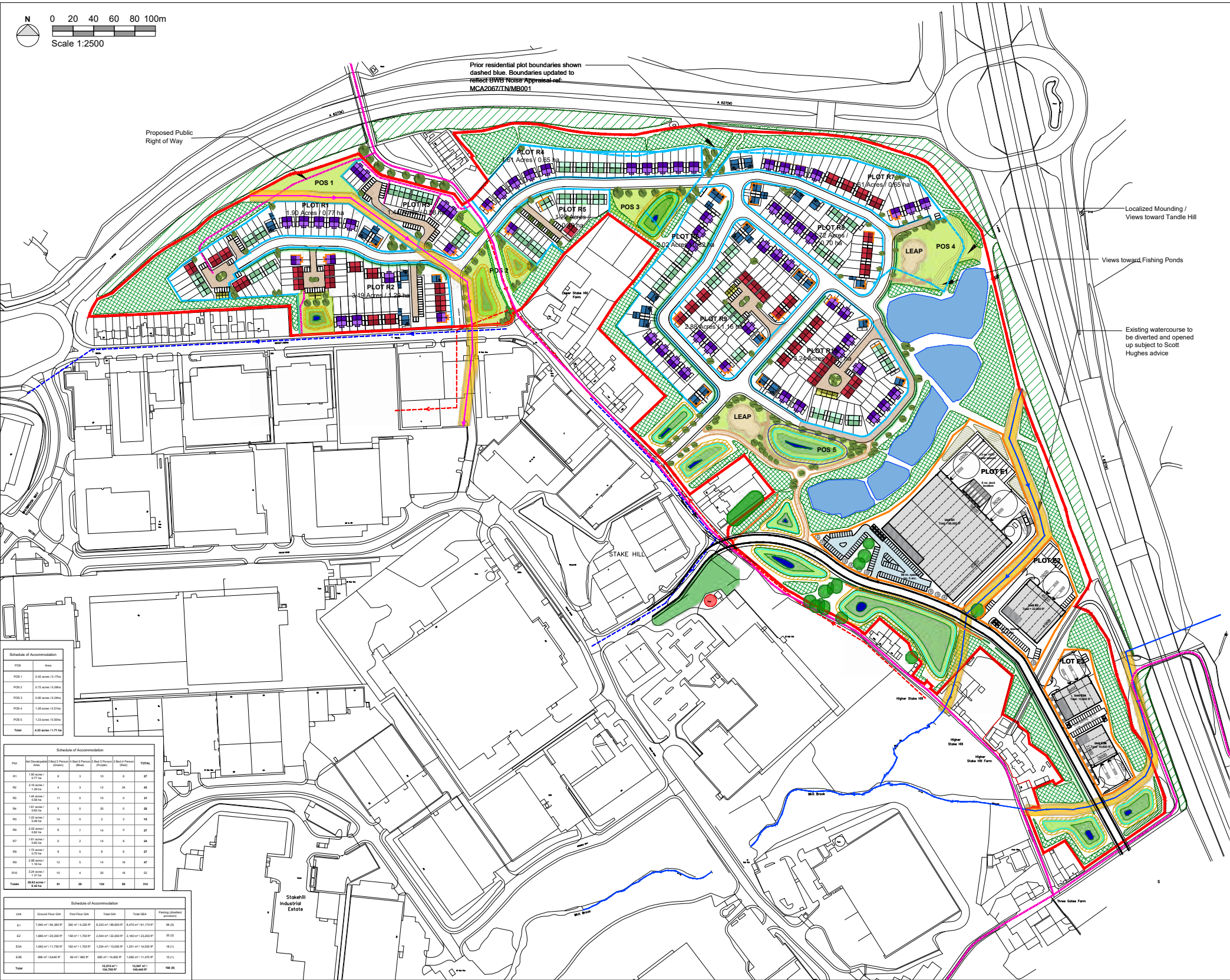
Illustrative Masterplan 24/09/2019

Illustrative Masterplan | 06

06. 2 Illustrative Masterplan - not for approval

Having identified the key physical features and technical constraints on the site, the professional team interrogated the restrictions that would be imposed on any potential development proposals as a result. This exercise directly informed the evolution of the illustrative masterplan used to test the feasibility of the site technically and define what can reasonably be accommodated in terms of developable area when coupled with the effective mitigation of the site constraints.

The plan opposite shows the result of this work.



Illustrative Masterplan | 06

06. 3 Illustrative Masterplan - not for approval

The plan opposite shows the resulting illustrative masterplan with the constraints frozen so that the landscape led approach and hierarchy of routes can be seen more clearly.



Design Principles | 07

Design Principles | 07

07. 1 Design Principles

The Design Principles of the application are described in detail in the Design Code. These reflect key criteria of the Places for Everyone Joint Plan (2024) to deliver key policies such as;

07. 2 PfE Policy

JP-H1: Scale, Distribution and Phasing of New Housing Development requires Rochdale to deliver a minimum of 568 dwellings per annum through to 2025, and 616 averaged across the remainder of the plan period to 2039.

JP-H2: Affordable Homes seeks to maximise the delivery of affordable housing by applying local plan targets for the provision of affordable housing.

JP-H3: Type, Size and Design of New Housing requires new development to incorporate a range of dwelling types and sizes to meet local needs and deliver more inclusive neighbourhoods.

JP-H4: Housing Density sets minimum net residential density standards for development within certain locations. In the case of all other locations outside of city centre and population centres there is an expectation of 35 dwellings per hectare.

Climate Change and Carbon and Energy (Policies JP-S1, JP-S2 and JP-S3) aims to deliver a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions in both construction and operation.

JP-S4: Flood Risk and the Water Environment requires developments to manage surface water runoff through sustainable drainage systems as close to source as possible.

JP-S5: Clean Air seeks to determine planning applications with regards to most recent development and planning control guidance published jointly by IAQM and EPUK.

JP-G2: Green Infrastructure Network requires development which involves the removal of land from the Green Belt (including allocations proposed in the plan) to offset the impact of removing land from the Green Belt through identifying and delivering compensatory improvements to the environmental quality and accessibility of remaining Green Belt in the vicinity of the site.

JP-G7: Trees and Woodland requires that where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost.

JP-G8: A Net Enhancement of Biodiversity and Geodiversity development will be expected to follow the mitigation hierarchy and achieve a measurable net gain in biodiversity of no less than 10%.



Example of a well overlooked play area



SUDs features preventing flood risk and increase Biodiversity and Geodiversity



Incidental seating and play opportunities within the Public Open Space



Precedent images of potential house type, size and design



Precedent images of potential house type, size and design

Landscaping | 08

08. 1 Local Context

This image opposite shows how the proposed scheme will integrate with its wider landscape context

-  Rights of Way/Strategic Recreation
-  Other Recreation Riutes
-  Green /Blue Infrastructure
-  Open Spaces
-  Key Views
-  Development Parcels
-  View point/focal point
-  Spine Road



Landscaping | 08

08. 2 Local Context

Key principles have been established to show how the scheme will integrate with and enhance its context;



Creating communities with tree-lined streets and courtyard spaces that encourage doorstep play. Public open space amenities will serve local residents, offering opportunities for social interaction and fostering a strong sense of local identity. Distinct materials and unique features will differentiate each residential parcel, adding character to the development.

Community



By re-wilding existing low grade landscape and grazed fields, we introduce a nature led approach to landscape which will integrate functions such as sustainable drainage, biodiversity and recreation opportunities as well as soften and screen the development

Nature



Enhancing existing rights of way and introducing more pedestrian and cycle friendly routes will allow greater accessibility and recreation links to a wider area including local amenities and places of interest/landmarks.

Place

Design and Operation Statement | 09

Design and Operation Statement | 09

09.1 Sustainability & Well-being Strategy

A number of themes in the application will assist in delivering a sustainable scheme that promotes well-being of residents and users;

- + A variety of public open spaces with differing characters connected by an enhanced network of Public Rights of Way and incidental routes.
- + An existing Public Right of Way (PROW), currently runs through the application site, entering at the North-West corner and running South-East before traversing the site from East to West. As part of the proposals, this footpath is to be realigned along newly proposed footpaths.
- + Sustainable surface water drainage features integrated with biodiversity net gain
- + The employment development will have a target rating of BREEAM Excellent
- + Photovoltaic panels will be provided to roofs as required to achieve Building Regulations compliance and the sustainability targets set for the project
- + Electric vehicle charging points to local authority standards along with future proofing ducts for expansion



Design and Operation Statement | 09

09. 2 Inclusive Access

It is proposed that the development (buildings and infrastructure) will incorporate measures to facilitate access and use by all people who will move around the public areas of the development including disabled people with mobility, sensory and cognitive impairments. Inclusive access will be encouraged by ensuring that:

- + The buildings can be accessed by all potential visitors, regardless of age, or any disabilities which they might have;
- + The external environment, including the location and orientation of entrances, will be legible and not act as an impediment to any potential users;
- + The internal environment can be successfully and safely used by all potential users of the buildings;

Public realm areas and approaches to buildings are to be designated level (walkways not steeper than 1:20 grade) where possible, however, where formal ramps, steps or balustrades are required they are to be provided in accordance with Approved Document Part M (2013).



Design and Operation Statement | 09

09. 3 Fencing - Employment

Paladin fencing is to be used to fence the yard in areas visible from the estate road and footpaths.

The fence is to be no less than 2400mm high for security purposes. Either a dark green (RAL 6005) or black (RAL 9005) colour is to be used to blend with the surrounding landscape. The yard gates will match this style of fence and be in the same colour.

In less visible areas palisade fencing may be used in place of paladin, but only by prior agreement in areas where there is a demonstrable security justification. The palisade fencing will match the dark green or black colour of the paladin fencing for consistency and be no less than 2400mm high.

09. 4 Cycle Store - Employment

Cycle racks will be provided with a shelter, to be located where bicycles can easily be seen by staff going about their normal duties. All refuse/recycling bins will be securely anchored and locked or set within a secure compound Full details of the cycle parking stands and bin stores will be provided at Reserved Matters stage or via condition.

09. 5 Waste Management - Employment

Following a Reserved Matters consent, the design team shall identify and implement options to eliminate or reduce waste, achieved through careful and considered design principles from the outset. Where elimination is not an option, the design team will aim to minimise the amount of waste created, which could be achieved by:

- + Selecting standard component sizes. For instance, the elevational treatment of offices could be coordinated to standard composite panel dimensions on plan and in elevation
- + Encouraging modular /off site construction of elements within controlled factory conditions
- + Material selection and specification
- + Providing clear and concise drawing and specification information to contractors
- + Considering the work sequences on site, involving contractors / subcontractors early in the process and ensuring buildings can be constructed efficiently

09. 6 Waste Management - Residential

At reserved matters stage details will be submitted of refuse and recycling bin storage to suit all dwellings to avoid unsightly frontages.



Gates matching paladin fencing



Example Cycle Shelter

Conclusion | 10

Conclusion | 10

10. 1 Conclusion

This application seeks outline planning permission for the development residential dwellings (Use Class C3) and the erection of B2/B8 floorspace (including ancillary integral office space (Use Class E)), including car parking, internal estate roads, and associated works at land north and east of Stakehill Industrial Estate, Middleton.

The site benefits from an allocation (Ref. JP Allocation 2 Stakehill) within the Places for Everyone Joint Plan. It is a sustainable site in an accessible location, with good access to walking, cycling and public transport connections that will assist in enabling housing need and future employment uses to be met within the joint plan period.

The NPPF is focused on building a strong and competitive economy, and supporting sustainable development – the proposed development wholly aligns with these principles.

There are a number of significant benefits associated with the development including;

- + Provision of a mix of housing, including family homes to help address the local needs of existing residents and the forecast requirements for more housing across the Borough over the next five years;
- + Significant economic benefits including;
- + Creation of temporary employment during the construction phase;
- + Full-time employment once operational;
- + Additional expenditure in the local economy once operational; and
- + Promoting further investment and retention of industry within Rochdale;

- + Efficient redevelopment of an allocated site which makes optimal use of the site and reduces the need for additional employment sites to be released;
- + Social benefits through significant job creation both during construction and once operational with a range of positions created. New employment would be accessible to the local community; and
- + Environmental benefits such as new landscaping, tree planting and footpath improvements throughout the site.

In addition to the above benefits, the application is supported by a suite of technical assessments that clearly demonstrate that the proposed development is technically and environmentally acceptable in terms of design, highways impact, flood risk/drainage, ecological impact, air quality and noise.

The principle of development is acceptable, and the extensive technical assessments demonstrate that the proposed development clearly constitutes sustainable development.

As such, the proposal is in accordance with the Development Plan and, in line with paragraph 11 of the NPPF, should be approved without delay.

[39]





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