

Date: 8 May 2025

Your Ref: 24/00581/HYBR

Our Ref: 332010570

Attention: Tom Hiles

Planning
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Dear Tom,

RE: 24/00581/HYBR - Land To The West Of Hollingworth Road And Land Off Rakewood Road, Littleborough

We write on behalf of Bloor Homes (North West) Ltd ("the Applicant") in respect of the above planning application, which was validated by Rochdale Borough Council on 19 July 2024.

Following ongoing discussions and feedback from officers and statutory consultees, a series of design amendments have been made to the proposed scheme drawings. The modifications have primarily been made to reinforce the local landscape character, including the character of key frontages and the framing of site access points, and to enhance the transition between the proposed development and its surroundings. In addition, small changes have been made to the red-line site boundary to account for land ownership matters, which has resulted in an overall reduction in the site area from 21.49ha to 20.81 ha (a net reduction of 0.68ha of land).

As a result of the scheme revisions, there has been a reduction in the number of units for which full planning permission is sought from 312 units to 309 units. This has subsequently altered the Proposed Development description to read as follows:

'Hybrid planning application (EIA development) seeking: Full Planning permission for the erection of residential development of 309 dwellings (Use Class C3) with associated access, landscaping including works at land off Hollingworth Road, alongside reconfiguration of and extension to the existing car park and associated works off Rakewood Road. Outline planning permission with access (all other matters reserved) for the erection of primary school.'

Other key elements of the planning application as set out in the original description of development remain the same as submitted to the Council in 2024, i.e, the Applicant seeks full planning permission for residential development with associated works at land off Hollingworth Road and the reconfiguration of and extension to the existing car park off Rakewood Road. The Applicant also continues to seek outline planning permission (with access) for the development of a new primary school off Hollingworth Road.

Summary of Scheme Amendments

The Applicant's design response to the comments and feedback received from officers and statutory consultees are detailed in the Design Response Document which accompanies this letter. Revisions to the scheme drawings are summarised as follows:

- A small area of land adjacent to the north of Lake Bank has been removed from the Hollingworth Road land parcel and there have also been minor revisions to the boundary of the Rakewood Road land parcel, to take account of United Utilities' ownership, and to ensure that access is maintained to easement rights. In addition, there have been further incremental amendments to the red-line boundary to reflect land ownership.
- The Southern Pennines National Character Area has been reinforced by reducing the quantity of planting in the open space in the centre of the Hollingworth Road land parcel, thereby maximising the openness of the space, and ensuring the retention of a naturalised landscape. Additional tree planting has been incorporated within the development parcels, including along street frontages within the Hollingworth Road land parcel as well as within the Rakewood Road land parcel to better reflect the landscaping of the existing Rakewood Road car park.
- The central area of open space within Hollingworth Road land parcel is proposed to maintain the site's moorland setting, by primarily comprising of grassland, surrounded by low level dry-stone walls, with native hedges situated to the edge of swale ponds. A Local Area for Play ('LAP') has also been incorporated into the open space in a central position within the land parcel.
- Reinforcement of distinct character areas to adopt a varied architectural approach across the Hollingworth Road land parcel, including the improved framing of the site entrance via the provision of larger houses to be constructed using stone, along with the inclusion of low-level walls, tree planting and hedgerow planting to accentuate the gateway. In addition, the Public Right of Way ('PRoW') adjacent to the proposed access road off Hollingworth Road has been re-configured to eliminate a skewed plot orientation.
- Design changes to properties, including the introduction of contemporary flat roofed porch/canopies and feature balcony properties, as well as setting back of garages to allow for softer boundary finishes. The transition between the Hollingworth Road land parcel and existing neighbouring development to the west has also been improved through the variation of house types and materials.
- Enhanced appreciation of local heritage has been incorporated within the scheme, through the selective use of low level dry-stone walls in key focal areas within the Hollingworth Road land parcel. Furthermore, the residential element of the proposed scheme will better incorporate itself with the local heritage through the use of house types and materials which reflect the site's local vernacular, including architectural detailing, roof styles and chimney features.
- The character of key frontages has been amended to prioritise landscape led frontages, by reducing the visibility of parked cars fronting the open space in the centre of the Hollingworth Road land parcel, and creating more informality in the building arrangements. Road alignments

have also been adjusted and altered surface treatments proposed to ensure the creation of a more attractive public realm.

In response to the comments raised by the Council's Strategic Housing Service, the Applicant has amended the housing mix and tenure of the proposed affordable housing provision to incorporate both social rent and shared ownership dwellings. As noted above, there is also a net reduction of the overall number of dwellings for which full planning permission is sought. The updated schedule of the proposed dwellings is summarised in Table 1.

Table 1: Revised Housing Mix and Tenure

Private		
Bedrooms	Storeys	Number
3	2	100
3	2.5	20
4	2	126
5	2	12
5	2.5	4
Market Total: 262 dwellings (84.8%)		
Affordable: Social Rent (3.9%)		
Bedrooms	Storeys	Number
2	2	10
3	2	12
Affordable: Shared Ownership Rent (11.3%)		
Bedrooms	Storeys	Number
2	2	20
3	2	15
Affordable Total: 47 dwellings (15.2%)		

Schedule of Revised Drawings

Table 2 below sets out the revised schedule of drawings which reflect the amendments to the scheme, and are now being submitted for determination.

Please note that as part of the original submission, several of the drawings relating to the Hollingworth Road land parcel were separated into 'East' and 'West', whereas the scheme drawings which are now being submitted identify the entirety of the land parcel on one single drawing. I.e. 'Coloured Layout (East)' and 'Coloured Layout (West)', are now shown on one replacement drawing referred to as 'Coloured Layout'.

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Table 2: Revised Drawings Schedule

Plans/Drawings Relating to Both Land Parcels	
Drawing Title	Drawing Reference
Location Plan	NW111-PD-1002 C
Plans/Drawings Relating to the Hollingworth Road Land Parcel Only	
Drawing Title	Drawing Reference
Site Layout	NW111-PD-1001G
Coloured Layout	NW111-PD-1001G (Coloured)
Cross Sections Sheet 1	NW-ENG-CS (Sheet 1) Rev.B
Cross Sections Sheet 2	NW-ENG-CS (Sheet 2) Rev.B
House Type Pack – Hill View Primary	• Buxton CLA Brick (NSS.372.PL-01) • Bewdley CLA Render (412.PL-02) • Bewdley Floor Plans (412.PL-09) • Dawlish CLA Render (496.PL-02) • Dawlish Floor Plans (496.PL-04) • Harwood CLA Brick (481.PL-01) • Harwood Floor Plans (481.PL-05) • Huxley CLA Brick (NSS.382.PL-01) • Huxley CLA Render (NSS.382.PL-02) • Kane CLA Brick (NSS.378_378-1.PL-01) • Kane CLA Render (NSS.378_378-1.PL-02) • Langley CLA Brick (489.PL-01) • Langley Floor Plans (489.PL-05) • Locke CLA Brick (486.PL-01) • Lyford CLA Render (NSS.301.PL-02) • Lyford Buxton CLA Brick (NSS.817.PL-02) • Lyford Buxton CLA Render (NSS.817.PL-01) • Lyford Buxton Floor Plans (NSS.817.PL-09) • McQueen CLA Brick (315_315-1.PL-01) • McQueen CLA Render (315_315-1.PL-02)

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	• McQueen Floor Plans (315_315-1.PL-02) • Sansom CLA Brick (NSS.M2B4P.PL-01) • Sansom CLA Brick (NSS.M816.PL-01) • Sansom Floor Plan (NSS.M816.PL-02) • Sansom Brick (LW0075.PL-01) • Sansom Floor Plan (LW0075.PL-03) • Sapsford Sutherland Render (LW0070.PL-01) • Sapsford Sutherland Floor Plans (LW0070.PL-03) • Sutherland CLA Brick (LC0034) • Sutherland Floor Plans (LC0034) • Shakespeare CLA Brick (480.PL-01) • Shakespeare Floor Plans (480.PL-05) • Shakespeare CLA Render (480.PL-02) • Sherbourne CLA Brick (395.PL-01) • Sherbourne Floor Plans (395.PL-10) • Sherbourne CLA Render (395.PL-02) • Sherbourne Floor Plans (395.PL-10) • Wixham CLA Brick (307.PL-01) • Wixham CLA Render (307.PL-02) • Wixham Floor Plans (307.PL-05) • Wollaton CLA Render (401.PL-02) • Wollaton Floor Plans (401.PL-05) • Wyatt Brick (476.PL-01) • Wyatt Redner (476.PL-02) • Wyatt Floor Plans (476.PL-05) • Peele Brick (482.PL-01) • Peele Floor Plans (482.PL-04)
House Pack Type – Hill View Secondary	• Bewdley CLA Stone (412.PL-03) • Bewdley Floor Plans (412.PL-09) • Dawlish CLA Stone (496.PL-03) • Dawlish Floor Plans (496.PL-04)

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	• Dawlish CLA Stone (VC0240.496.PL-03) • Dawlish Floor Plans (VC0240.496.PL-04) • Harwood CLA Brick/Stone (481.PL-04) • Harwood Floor Plans (481.PL-05) • Harwood CLA Brick/Stone (VC0241.481.PL-04) • Harwood Floor Plans (VC0241.481.PL-05) • Locke CLA Stone (486.PL-04) • Peele CLA Brick/Stone (VC0244.482.PL-03) • Peele Floor Plans (VC0244.482.PL-09) • Wyatt CLA Stone (476.PL-04) • Wyatt Floor Plans (476.PL-05) • Wollaton CLA Stone (401.PL-04) • Wollaton Floor Plans (401.PL-05) • Mere CLA Brick/Stone (581.PL-03) • Mere Floor Plans (581.PL-09) • Raleigh CLA Brick/Stone (VC0237.571.PL-04) • Raleigh Floor Plans (VC0237.571.PL-05) • Raleigh CLA Stone (VC0238.571-1.PL-04) • Raleigh Floor Plans (VC0238.571-1.PL-05) • Garage – Single Brick (GL01.PL-01) • Garage – Single Stone (GL01.PL-01) • Garage – Paired Brick (GL02.PL-01) • Garage – Double Brick (GL04) • Garage – Double Stone (GL04)
House Pack Type – Hollingworth Gateway	• Bewdley CLA Stone (VC0249.412.PL-03) • Bewdley Floor Plans (VC0249.412.PL-09) • Dawlish Stone (VC0250.496.PL-03) • Dawlish Floor Plans (VC0250.496.PL-04) • Harwood CLA Stone (VC0251.481.PL-04) • Harwood Floor Plans (VC0251.481.PL-05) • Huxley CLA Stone (VC0252.NSS.382.PL-04)

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	• Kane CLA Stone (VC0253.NSS.378_378-1.PL-03) • Langley CLA Stone (VC0254.489.PL-04) • Langley Floor Plans (VC0254.489.PL-05) • Locke CLA Stone (VC0255.486.PL-04) • Lyford Buxton CLA Stone (LC0046.PL-03) • Lyford Buxton Floor Plans (LC0046.PL-09) • Peele CLA Stone (VC0258.482.PL-03) • Peele Floor Plans (VC0258.482.PL-09) • Raleigh CLA Stone (VC0259.571.PL-04) • Raleigh Floor Plans (VC0259.571.PL-05) • Shakespeare CLA Stone (VC0260.480.PL-04) • Shakespeare Floor Plans (VC0260.480.PL-05) • Wollaton CLA Stone (VC0261.401.PL-04) • Wollaton Floor Plans (VC0261.401.PL-05) • Garage – Single Stone (GL01.PL-01) • Garage – Paired Stone (GL02.PL-01) • Garage – Double Stone (GL04)
House Pack Type – Lakeside	• Whalton QA Stone (VC0212.310.PL-02) • Whalton Floor Plans (VC0212.310.PL-06) • McQueen QA Brick (VC0213.315SM_315SM-1.PL-04) • McQueen Floor Plans (VC0213.315SM_315SM-1.PL-04) • Watercroft QA Stone (VC0214.403.PL-02) • Watercroft Floor Plans (VC0214.403.PL-06) • Oulton QA Stone (VC0215.404.PL-02) • Oulton Floor Plans (VC0215.404.PL-06) • Verwood QA Stone (VC0216.405.PL-01) • Verwood Floor Plans (VC0216.405.PL-06) • Lullingstone QA Stone (VC0217.408.PL-01) • Lullingstone Floor Plans (VC0217.408.PL-06) • Dalgety QA Stone (VC0218.410.PL-02) • Dalgety Floor Plans (VC0218.410.PL-06)

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	• Wetton QA Stone (VC0219.411.PL-01) • Wetton Floor Plans (VC0219.411.PL-06) • Bewdley QA Stone (VC0220.412.PL-05) • Bewdley Floor Plans (VC0220.412.PL-09) • Peele QA Stone (VC0221.482.PL-05) • Peele Floor Plans (VC0221.482.PL-09) • Locke QA Stone (VC0222.486.PL-06) • Ruabon QA Stone (VC0223.573.PL-02) • Ruabon Floor Plans (VC0223.573.PL-06) • Mere QA Brick (VC0224.581.PL-04) • Mere Floor Plans (VC0224.581.PL-09) • Lyford QA Stone (VC0225.NSS.301.PL-04) • Reynolds QA Stone (VC0225.NSS.374.PL-05) • Kane QA Stone (VC0227.NSS.378_378-1.PL-05) • Huxley QA Stone (VC0228.NSS.382.PL-06) • Lyford Buxton QA Stone (LC0042.PL-04) • Lyford Buxton Floor Plans (LC0042.PL-09) • Sansom QA Stone (VC0231.NSS.M2B4P.PL-03) • Sansom QA Stone (LC0043.PL-01) • Sansom Floor Plans (LC0043.PL-02) • Sapsford Sutherland QA Stone (LW0044.PL-02) • Sapsford Sutherland Floor Plans (LW0044.PL-03) • Sapsford Sutherland QA Stone (LW0045.PL-02) • Sapsford Sutherland Floor Plans (LW0045.PL-03) • Garage – Single Stone (GL01.PL-01) • Garage – Paired Stone (GL02.PL-01) • Garage – Single Stone (GL03.PL-01) • Garage – Double Stone (GL04)
Landscape Concept Plan	NW111-LS-001c
Site Landscaping	• NW111-LS-002e • NW111-LS-003d

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	- NW111-LS-004c - NW111-LS-005c - NW111-LS-006d - NW111-LS-007d - NW111-LS-008c
Site Landscaping Specification and Schedule	NW111-LS-009e
Site Landscaping Site Cross Sections A-A, B-B, C-C	NW111-LS-010a
Site Landscaping Site Cross Sections D-D, E-E, F-F, G-G	NW111-LS-011a
Street Scenes	NW111-PD-060 B
Fencing Layout	NW111-PD-1004 E
Materials Layout	NW111-PD-1007 G
Vehicle Charging Layout	NW111-PD-1011 E
Shed and Bin Layout	NW111-PD-1012 D
Hard Surfacing	NW111-PD-1014 E
Character Area Plan	NW111-PD-1017 H
Build Route	NW111-PD-1018 C
Parameter Plan: Land Use and Access	BL-M-02 rev D
Parameter Plan: Green Infrastructure	BL-M-03 rev C
Parameter Plan: Scale	BL-M-04 rev C
Plans/Drawings Relating to the Rakewood Road Land Parcel Only	
Drawing Title	Drawing Reference
Existing Site Plan*	LN-LP-07
General Arrangement Sheet 1 (Proposed Site Plan)	35025-RG-LD-01_1 Rev.P3
General Arrangement Sheet 2 (Proposed Site Plan)	35025-RG-LD-01_2 Rev.P3
General Arrangement Sheet 3 (Proposed Site Plan)	35025-RG-LD-01_3 Rev.P3
Illustrative Masterplan	35025-RG-LD-03 Rev.P3

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Illustrative Sections*	35025-RG-LD-02 Rev. A
Typical Details*	35025-RG-LD-04 Rev. A
Preliminary Drainage Layout*	BLH41-RWD-BET-ZZ-XX-DR-C-1001- P03
Access Road Longitudinal Section (Ramp Section)*	BLH41-RWD-BET-ZZ-XX-DR-C-1002- P01

* Drawing remain as per the original submission.

Planning and Environmental Considerations

You will be aware that in December 2024 – following the original submission of the planning application – the Government published a revised version of the National Planning Policy Framework (“NPPF”). The updated NPPF reinforces the Government’s manifesto pledge to significantly increase the supply of new homes across the country by re-introducing mandatory housing targets for each planning authority. The new growth focused NPPF also includes requirements to ensure homes are high-quality and well-designed without stalling growth through, for instance, the removal of the term “beautiful” in respect of design matters.

As explained within the accompany Design Response Document, Bloor is confident that its revised development proposals for Littleborough represents a well-designed scheme which thoughtfully responds to the local character and the site’s proximity to the Pennine fringe.

The part of the application site to the west of Hollingworth Road is allocated for residential development as well as a new primary school within Places for Everyone (Policy JP Allocation 20). For the reasons set out within the Planning Statement which accompanied the submission of the original planning application, there is clear policy support for the Applicant’s proposals.

To support the scheme amendments, an Addendum to the Environmental Statement (“ES”) which was submitted as part of the original planning application has been produced. The 2024 ES has been reviewed to consider if the changes made to the submitted plans or responses to consultee comments have the potential to either alter the assessment of likely significant effects on the environment or necessitate substantial additions or revisions to chapter drafting. The ES Addendum finds that there are no changes to the existing conclusions and therefore the original 2024 ES remains valid.

An updated ES Non-Technical Summary is also submitted which replaces the Non-Technical Summary which was provided as part of the 2024 ES (Document Reference: 332010570/ ES Vol.5)

Summary

Following a series of positive discussions and feedback from officers and statutory consultees, design amendments have been made to the proposed scheme drawings, which are now being submitted to the Council for determination.

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We would be grateful if you could please confirm receipt of this submission and commence formal consultation of the latest drawings and associated documentation. Of course, please do not hesitate to contact me if you wish to discuss any aspect of the application further.

Yours sincerely,

B.Tiwana-Thompson

Bal Tiwana-Thompson

Associate Planner

on behalf of Stantec UK Ltd

Enc. Revised Drawings (as described at Table 2)
 Design Response Document
 Environmental Statement Addendum and Non-Technical Summary

CC: Tom Loomes, Bloor Homes