



Trustees of J.P. Milne Will Trust **STAKEHILL INDUSTRIAL ESTATE**

Environmental Statement Volume I Chapter 4 – Reasonable Alternatives

March 2025

PROJECT NO. 62262051





The Milne Trust

LAND NORTH AND EAST OF STAKEHILL INDUSTRIAL ESTATE

Environmental Statement Volume I
Chapter 4 – Reasonable Alternatives

TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. 62262051

OUR REF. NO. 62262051

DATE: FEBRUARY 2025

WSP

8 First Street

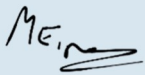
Manchester

M15 4RP

Phone: +44 0161 200 5192

WSP.com

QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Date	February 2025			
Prepared by	Mateo Espinosa			
Signature				
Checked by	James Warrington			
Signature				
Authorised by	Nick Fillingham			
Signature				
Project number	62262051			
Report number				
File reference				

CONTENTS

4	REASONABLE ALTERNATIVES CONSIDERED	5
4.1	INTRODUCTION	5
4.2	REQUIREMENT FOR ALTERNATIVES	5
4.3	DO-NOTHING SCENARIO	5
4.4	ALTERNATIVES SITES	5
4.5	DESIGN ALTERNATIVES	6
4.6	SUMMARY AND CONCLUSION	12

TABLES

No table of figures entries found.

FIGURES

Figure 4-1 - Masterplan Option 1	7
Figure 4-2 - Masterplan Option 2	8
Figure 4-3 - Masterplan Option 3	9
Figure 4-4 - Masterplan Option 4	10
Figure 4-5 - Masterplan Option 5	11

4 REASONABLE ALTERNATIVES CONSIDERED

4.1 INTRODUCTION

- 4.1.1. This chapter outlines the main alternatives and design iterations to the Proposed Development that have been considered by the Applicant, together with the principal reasons for proceeding with the Proposed Development.

4.2 REQUIREMENT FOR ALTERNATIVES

- 4.2.1. This ES relates to an:

‘Outline planning application (including details of means of access) 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, associated works and diversion of existing footpaths. Appearance, landscaping, layout and scale are reserved for future approval’

- 4.2.2. Schedule 4(2) of the EIA Regulations 2017 (**Ref. 4.1**) states that an ES should include:

“A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects”

- 4.2.3. To accord with Schedule 4(2) of the EIA Regulation 2017, the following alternatives have been considered:

- Do-Nothing Scenario;
- Alternative Sites; and,
- Design Alternatives.

4.3 DO-NOTHING SCENARIO

- 4.3.1. The ‘Do-Nothing’ Scenario is highly unlikely given that the Places for Everyone Joint Plan 2022 - 2039 (**Ref. 4.2**) allocates the Site as ‘Stakehill allocation’ under Policy JP2, to provide quality homes and support economic growth and increase the level of jobs within the local economy.
- 4.3.2. The Joint Plan as a whole has committed to ensuring opportunities for maximising the economic potential of the North-East Growth Corridor. The Proposed Development would provide economic potential within the North-East Growth Corridor along with housing to support the new jobs created.
- 4.3.3. Should no development of the Site come forward, this would result in the Site continuing in its current form. A description of the Do-Nothing scenario, which is effectively the existing baseline and future baseline conditions, are set out within technical chapters 6 to 12 of this ES.
- 4.3.4. Further information about the planning context of the Proposed Development is provided in **Chapter 3: The Proposed Development**.

4.4 ALTERNATIVES SITES

- 4.4.1. No reasonable alternative sites have been considered as the existing Site was allocated for potential development within the Places for Everyone Joint Plan.

- 4.4.2. The Proposed Development will be an important development that will help Rochdale Borough Council meet the strategic requirement for allocated residential and employment land.

4.5 DESIGN ALTERNATIVES

- 4.5.1. The design evolution of the Proposed Development including its land uses, nature, scale, massing, proposed location of the built form and the areas of open space have been informed by the existing environmental constraints and opportunities within and surrounding the Site.
- 4.5.2. The context of relevant national and local planning policies, best practice guidance and development standards, baseline studies, as well as feedback obtained from key stakeholders during consultations have been considered throughout design development, including feedback from meetings with RMBC since 2018 – all of which has helped shape the current masterplan and development parameters.
- 4.5.3. Early pre-application discussions with RBC focused on a masterplan option that showed a fully employment related development with no residential development. However, noting the site's central location within the wider JPA 2 policy allocation, RBC encouraged the applicant to pursue a mixed employment and residential development at the site to assist with the transition between the predominantly residential development in the northern parts and the predominantly employment development in the southern parts of the JPA 2 policy allocation.

MASTERPLAN OPTION STUDY

- 4.5.4. Following the above feedback, the applicant pursued three initial masterplan options for a mixed employment and residential development were developed to ensure that multiple scenarios had been explored in relation to the potential location of transport networks and building uses across the Site. All masterplan options have been carefully designed, testing the road networks and infrastructure in different locations within the masterplan.
- 4.5.5. The three masterplan options are provided within **Figure 4-1, Figure 4-2, Figure 4-3, Figure 4-4 and Figure 4-5.**

Figure 4-1 - Masterplan Option 1



Figure 4-2 - Masterplan Option 2

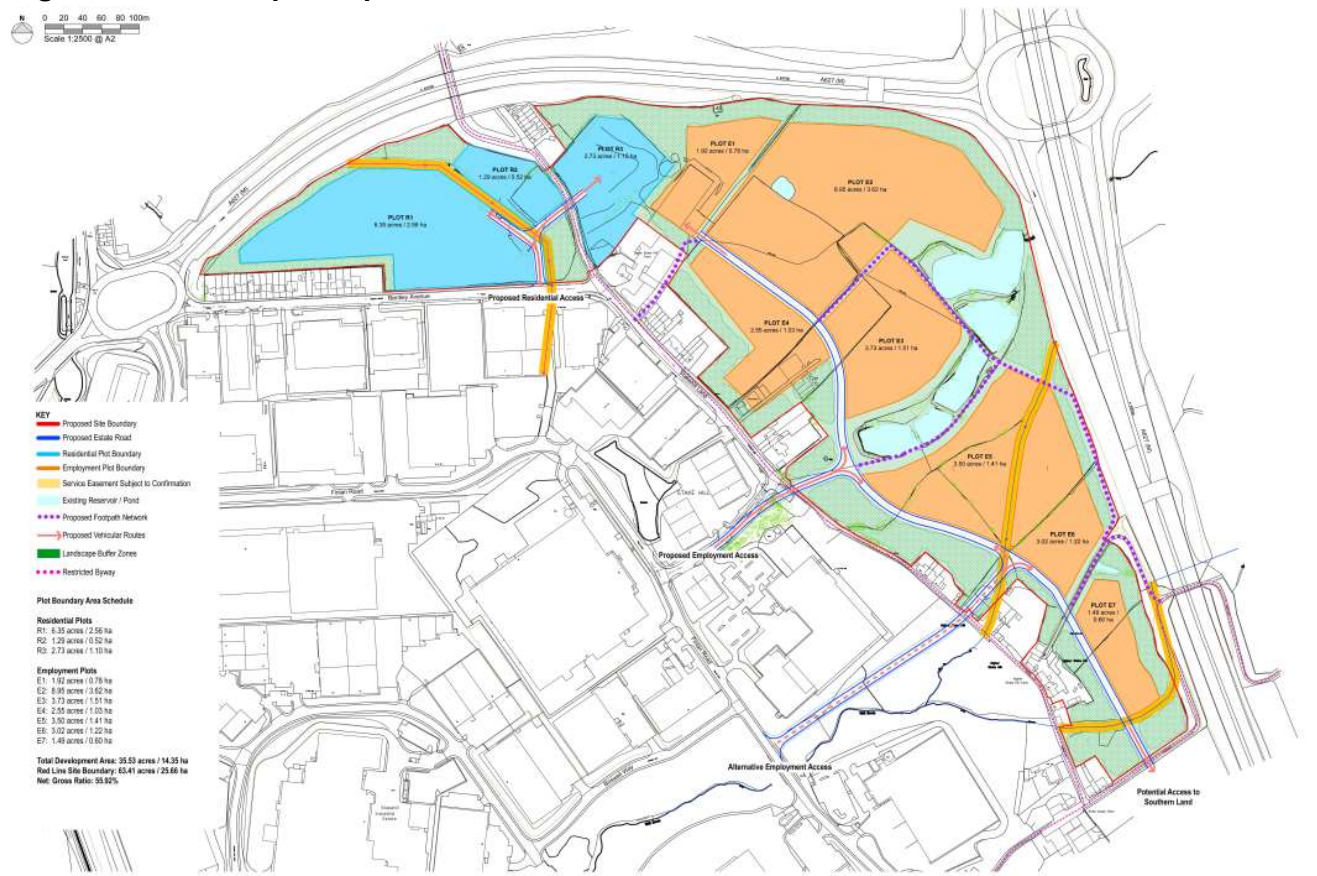


Figure 4-3 - Masterplan Option 3



Figure 4-4 - Masterplan Option 4

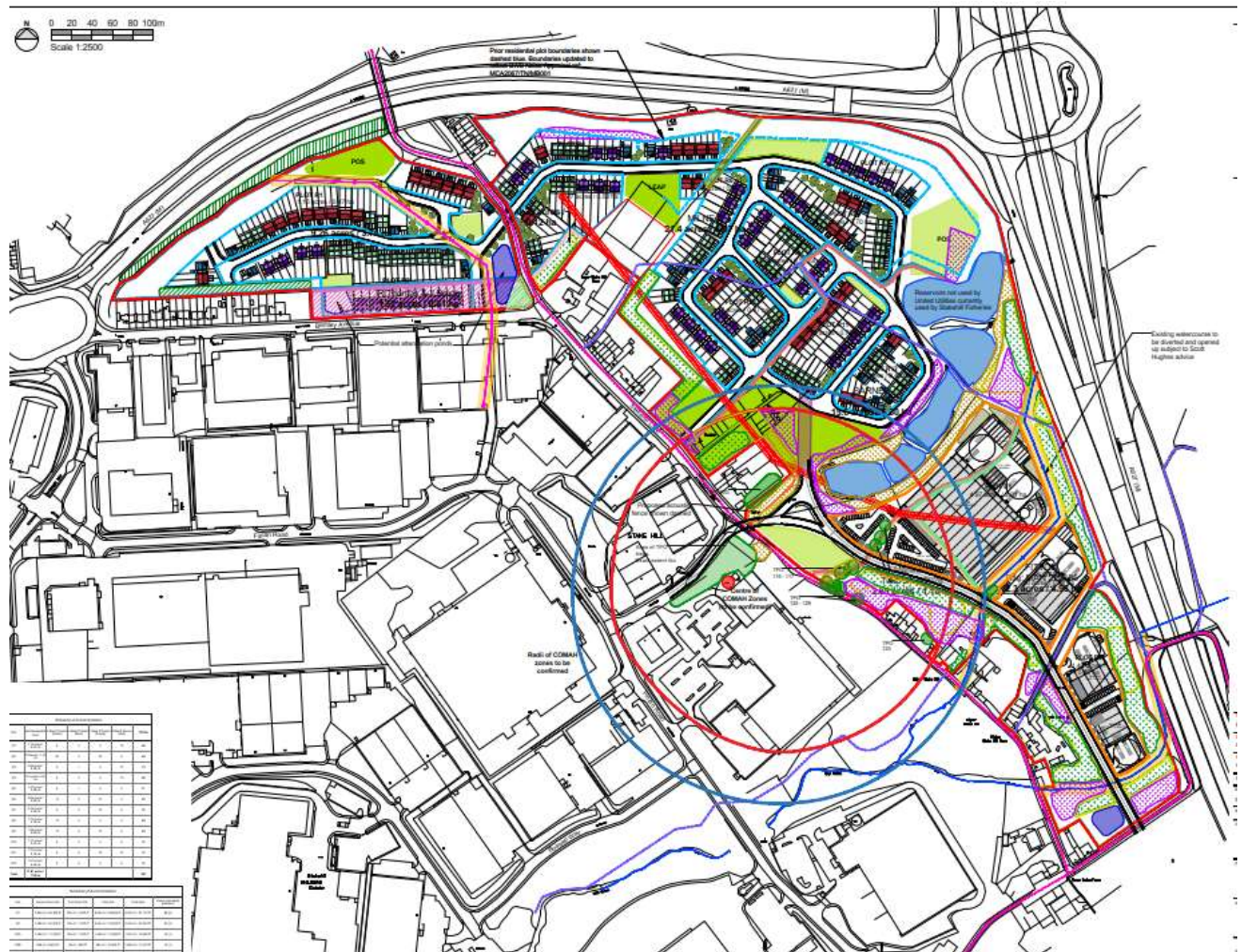


Figure 4-5 - Masterplan Option 5



- 4.5.6. Masterplan option 5 was adopted and has been taken forward. A summary of the reasoning is provided below.
- 4.5.7. Key physical features and technical constraints and opportunities on the site have resulted in well balanced scheme that takes into account existing features such as the fishing ponds, hedgerows, PRoWs and topography.
- 4.5.8. The evolution of the illustrative masterplan used to test the feasibility of the site technically was also informed by pre-application meetings as discussed in the following section.
- 4.5.9. This has helped define what can reasonably be accommodated in terms of developable area when coupled with the effective mitigation of the site constraints.
- 4.5.10. Standard densities for residential developments have been used along with providing sufficient parking spaces for industrial units and sufficient open spaces across the site allowing a realistic scheme to come forward.

PRE-APPLICATION MEETINGS

- 4.5.11. Formal pre-application meetings have been held with RBC planning and urban design officers throughout 2023 and 2024.

- 4.5.12. It was accepted that the masterplan layout would look to ensure flexibility for future occupiers and that a design code would be submitted to ensure that any future application is guided by a series of codes.
- 4.5.13. There have been subsequent calls and meetings with the RBC officers where the project team updated the officers. No queries or considerations relevant to this ES were raised by RBC in those meetings.

4.6 SUMMARY AND CONCLUSION

- 4.6.1. This chapter has set out a review of the reasonable alternatives considered through the iterative design process, set out as follows:
- The Do-Nothing Scenario;
 - Alternative Sites; and
 - Design Alternatives
- 4.6.2. The aforementioned decisions have shaped the existing design of the Proposed Development, which is presented in **Chapter 3: Description of the Proposed Development**.
- 4.6.3. The final design was selected as this will perform better in terms of the integration of green corridors, creating different character areas throughout the residential areas, improving walking routes throughout the residential areas, reduction of density of dwellings facing Bentley Avenue, creation of public areas of open space opposite existing cottages on Stakehill Lane.
- 4.6.4. All other beneficial effects associated with the Proposed Development are set out within technical chapters 6 to 12.

wsp



wsp.com