

Planning Statement

Full Planning Application for the Erection of 6.no Detached Dwellings with Associated Access, Gardens and Parking.

Land to the Rear of Marland Fold, Rochdale, OL11 4RF

For Marland Mill Farm Limited

January 2025

Job Number: 18-142

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1.0 Introduction and Approach

1.1 This Supporting Statement has been prepared by Maybern Planning and Development ('Maybern') on behalf of Marland Mill Farm Limited (herein referred to as the "applicant") seeking full planning permission for the erection of 6.no detached (market) dwellings on land to the rear of Marland Fold, Rochdale.

1.2 The description of the application proposal is:

Erection of 6.no Detached Dwellings with Associated Access, Gardens and Parking.

1.3 The site comprises of vacant, overgrown land that has previously been used for the grazing of horses on occasions. The site lies between two woodland areas on sloping land overlooking the River Roch.

1.4 This Planning Statement sets out:

- The proposed development of 6no. dwellings with access provided between house no.83 and house no.85 Marland Fold, Rochdale.
- A description of the site and surroundings.
- The statutory and planning policy context of the site and application proposals, assessment of the proposals against the statutory and planning policy context and other material considerations and technical matters relevant to the site proposal.

1.5 The application is submitted following a pre-application enquiry with Rochdale Borough Council (RBC) and adopts feedback received (Pre-application ref: PREAPP/00061/24).

1.6 Submitted in conjunction with this Planning Statement are the following:

PLANS (Provided by Sunderland and Peacock unless stated)

- Existing Site Plan (7164-001)
- Proposed Site Plan (7164-002 A)
- Proposed Unit 1 - Plans and Elevations (7164-003)
- Proposed Unit 2 - Plans and Elevations (7164-004)
- Proposed Unit 3 - Plans and Elevations (7164-005)
- Proposed Unit 4 - Plans and Elevations (7164-006)
- Proposed Unit 5 - Plans and Elevations (7164-007)
- Proposed Unit 6 - Plans and Elevations (7164-008)
- Street Scenes / Sections (7164-009)
- Proposed Detached Garages (7164-010)
- Trees, Shrubs and Hedges Retained / Removed (7164-011 A)

- Trees, Shrubs and Hedges Retained / Removed (7164-012)
- Location Plan (7164-L01F)
- Topographical survey (S24-0198) – JLP
- Landscape Proposals (7532.01 rev B) - TBA

REPORTS

- Foul and Surface Water Drainage Strategy (January 2025) – REFORD
- Tree Survey (November 2024)– Iain Tavendale
- Arboricultural Impact Assessment (January 2025) – Iain Tavendale
- Preliminary Ecological Appraisal (January 2025) - ERAP
- Assessment of Biodiversity Net Gain (February 2025) – ERAP
- Statutory Biodiversity Metric (February 2025) – ERAP
- Phase 1 Geo-Environmental Desk Study Report 24143/GEDS (November 2024) – REFA
- Coal Mining Risk Assessment HM/ST/24143 (November 2024) - REFA
- Transport Note 241217 328307 TN01 v1.2 (January 2025) – Mode Transport Planning

Pre-Application Advice

- 1.7 An extensive formal pre-application process has been entered into with RBC, with an initial sketch option and supporting information provided. The response to the proposed development was positive with no consultees having an objection to the proposed scheme, and with some suggestions made as to beneficial amendments to the scheme, which have been accepted and acted upon. It was made clear throughout that the development of the site was acceptable in relation to the principle of development.
- 1.8 Potential areas for further review, arising from the pre-application advice, included queries relating to Biodiversity Net Gain and urban morphology. Queries raised by the urban design officer have been taken on board, resulting in a reduction of units from 10 no. dwellings to 6 no. dwellings to avoid encroachment upon the adjacent woodland. Changes to the turning head arrangement have been made to address points raised within the response. Electrical infrastructure prevalence on-site was also raised as a potential constraint, therefore the Electricity North West substation located within the site has been considered in the design evolution as per the now submitted plans and reports.
- 1.9 Mode Transport has also undertaken pre-application discussions with RBC Highways. No overriding highways concerns have been raised and it was also confirmed that the proposal would not be considered to generate significant traffic, nor would it create any highway safety concerns that would prevent it from being considered acceptable. Feedback on the proposed access/egress road width in respect of adoptable standards was provided and it was outlined that this issue could be addressed through the provision of a shared private driveway arrangement with private waste collection.

The Applicant

- 1.10 The applicant is the current owner of the land holding which encompasses the development site and the wider extent of the woodland abutting the River Roch corridor throughout the Marland area. The ownership extent extends along Marland Wood both to the east and west of the development site. The applicant also owns the dwelling no.83 Marland Fold within and immediately abutting the site boundary.

2.0 The Site and Surroundings

- 2.1 The application site lies adjacent to the established residential setting and road of Marland Fold approximately 3km south-west of Rochdale town centre. The site lies to the north of existing properties which front onto Marland Fold and is currently accessed via a track and grassed access strip between the dwellings of no.83 and no.85 Marland Fold.
- 2.2 The site amounts to approximately 0.55 hectares, and is gently undulating in nature, sloping away from the existing properties abutting the site. The site is bound to the north by wooded land sloping down to the River Roach, woodland extending to the east and west, and to the south by residential properties.
- 2.3 The site comprises overgrown grass land that has previously been used for the grazing of horses and features a small Electricity North West substation on site.
- 2.4 Figure 1 below shows an aerial view of the site within its wider built and natural environment contexts (the approximate site area indicated in red).



Figure 1: Aerial view of the approximate application site (edged red) and its wider setting

Accessibility and Service:

- 2.5 Marland Fold joins Bolton Road approximately 500-metres south of the site. Bolton Road is an arterial route providing access into Rochdale town centre (c.3km to the north-east) and to Heywood (c.3.5km to the south-west). Given the sites close proximity to this arterial route and town centres of both Rochdale and Heywood the location can be considered as being highly accessible and sustainable. The site is also situated within close proximity to integral routes across the North West, with the A627 joining the Marland area to the M62 (providing linkage to Leeds and Liverpool). The motorway can also be used for access to the M60 linking the site to the wider Greater Manchester area.
- 2.6 The area benefits from a range of amenities and facilities along Bolton Road, including a number of small retail and commercial premises, with larger shops and services in the town centres of Rochdale and Heywood easily accessible via car or public transport (Aldi and Tesco supermarkets; post offices and health facilities). Further amenities and facilities can be found across Greater Manchester.
- 2.7 As per figure 4.1 of the Transport Note (241217 328307 TN01 v1.2), the development site is located within a 500m walking catchment area from bus stops and a convenience store (Premier) on Bolton Road (A58). Further bus stops, school provision (Matthew Moss High school and Marland Hill Community Primary School) and local amenities are located within a wider 1km walking catchment area.
- 2.8 Heywood Sports Village is approximately 3km south-west of the site (8-minute drive) with education provision also within a kilometre radius including Marland Hill Community Primary School and Matthew Moss High School. Rochdale Sixth Form College is a c. 10-minute drive. Wider provision of education can be found throughout the wider Rochdale/Heywood area.
- 2.9 The site is also well connected to public open space with high quality greenspace in the form of Springfield Park immediately west of the site. Sporting facilities are also close by, with the Marland Golf Course and Springfield running track only a short walk up Marland Green.
- 2.10 Frequent bus services run along Bolton Road, with both the Eskdale Avenue and Birchfield Drive bus stops served by the 471 routes which offer services to Heywood, Bury and Bolton, as well as convenient travel around the urban extent of Rochdale.
- 2.11 Rochdale train station and Metrolink station are sited approximately 2 miles north-east of the site, both of which offer local connectivity to Manchester and Leeds, from which national connections can be made.
- 2.12 There is currently multiple cycle lanes located throughout/abutting Marland, connecting the area to wider cycle/active travel networks throughout Rochdale. This includes the TFGM Traffic Free Route located to the northwest of Marland. Further provision is located to the south of Marland with a Sustrans National Cycle Network (NCN). More recently there has been conformation regarding the provision of a new Busy Beeway route located throughout Marland to further active travel capabilities throughout the area.
- 2.13 There are numerous Public Rights of Way located within close proximity to the site. RocFFp12, RocFFp13 and RocFFp14 are all within proximity to the site.

Planning History

- 2.14 A review of RBC's on-line planning search facility reveals two historic planning applications on the site: 78/D06155 and 79/D08122 relating to the erection of a detached bungalow and a single storey extension to the dwelling of no.83. No further details are available for these historic applications online.

Wider Planning History

- 2.15 Within the wider area, recent proposals relating to residential development have been approved including:
- 18/01399/FUL (Land at Royle Road, Rochdale): Permission was granted for the erection of 201 dwellings and a block of 24 apartments on the Royle Road site (1km south of application site) on the 12th of August 2020. The site is currently being built out by Countryside Properties (UK) Ltd & Stechrioco Ltd.
 - 16/01279/FUL (Former High Birch School, Bolton Road): Permission granted for the erection of 22 dwellings on the site of the former High Birch School on the 6th of Dec 2018. The development is currently being built out by Greenstone Construction Ltd.
- 2.16 These decisions are located within a close proximity to the site and demonstrate a favourable view towards the erection of market dwellings and creating quality housing development as supported by relevant local and national planning policy and guidance.

Surrounding Uses:

- 2.17 The residential curtilage of dwellings located on Marland Fold falls along the southern, western and eastern boundaries of the development site, with the built form of the area following the meandering road to the south of the site.
- 2.18 Woodland immediately abuts the northern boundary of the site, with further open land adjacent to the River Roach. Beyond the river is a footpath route and open land extending to Queens Road area.
- 2.19 Marland Golf Course and Springfield Park are located within 0.3km to the immediate west of Marland Fold.

General Technical Considerations

- 2.20 The site lies within Flood Zone 1, the lowest classification for flood risk, as defined by the Environment Agency. A small part of the site does however fall within a medium risk area of surface water flooding. The Ambiantal Risk Analytics surface water Flood Map for areas at risk as a result of extreme rainfall events shows the risk on site is negligible. The accompanying Drainage and Phase 1 Geo-environmental Desk Study Reports have informed the proposed drainage strategy for the site.
- 2.21 The topography of the site steadily slopes away from the existing properties located on Marland Fold, with the gradient of the site sloping south to north and downwards toward the River Roch.
- 2.22 The site does not include any listed buildings and is not within a Conservation Area or the setting of any historical assets.
- 2.23 The application site itself contains limited tree cover however it is bound by tree and woodland coverage to the immediate north, east and west. As demonstrated by the TPOs and conservation areas map provided by GM Mapping it is evident that there are no TPO's on site, or within immediate proximity of the site. However, there are numerous mature trees located both within the site and abutting the sites boundary. The proposed scheme has been designed to enable the retention of the majority of existing tree cover.

Development Plan Allocations

- 2.24 The development plan proposals map context for site allocations comprises of the Rochdale UPD (2006) in conjunction with the recently adopted GM wide 'Places for Everyone' (PfE) proposals plan.

- 2.25 The site lies within the Defined Urban Area (saved policy G/D/1) and is washed over by a greenspace corridor designation pursuant to saved policy G/8 of the UDP (Roch Valley Corridor) and part of a Recreational Management Area via policy RE/7g (Roch Valley, Heywood) as shown on the Rochdale Unitary Development Plan [UDP] Proposals Map (2006).
- 2.26 As per the PfE Plan (March 2024) the site also lies within a priority green infrastructure area, as well as being located within a locally designated Wildlife Corridor.

3.0 The Proposed Development

- 3.1 This full planning application seeks planning permission for:

'The erection of 6.no Detached Dwellings with Associated Access, Gardens and Parking.'

- 3.2 This section summarises the proposal as now progressed following the pre-application consultations and should be read in conjunction with the submitted plans and technical reports.

Layout

- 3.3 The proposal comprises the erection of 6.no detached family dwellings that will be set either side of a single access road and turning head with driveway extensions serving the end units.
- 3.4 Each dwelling features amenity space, through the provision of spacious rear gardens and lawn areas that will be enclosed by timber fences.
- 3.5 The dwellings each have at least 3 or 4 dedicated parking spaces located at the front of the properties or within associated garages in line with required standards to the unit sizes (bedroom numbers). Landscaping and gardens will intersperse parking spaces to provide visual breaks while being beneficial to ecological and drainage considerations. Units will also have EV charging point facilities.
- 3.6 All units will have on-plot refuse provision for bins, with collection of waste proposed via a private management arrangement.
- 3.7 To serve the dwellings drainage, a small pumping station is to be situated to the north of the turning head, as shown on the plans. The inclusion of this feature will be expanded on below, and within the supplementary drainage strategy.
- 3.8 The Electricity North West Substation on the land will be retained and has been actively planned for and a car parking space for EWN access and maintenance purposes is included.
- 3.9 Minor alteration to the boundary fence line and garden areas of the dwelling of no.83 Marland Fold will also be undertaken to enable the provision of the access route into the site but maintaining appropriate amenity and access space around the existing dwelling for its occupier/s.

Scale and Appearance

- 3.10 The proposed dwellinghouses would be two/two-and-a-half storey in nature with dual-pitched roof form. All units are to contain 4 bedrooms, open plan kitchen and living space and a utility or study room (or both).
- 3.11 The dwellings feature contemporary yet characterful designs with materials used to ensure a high-quality development with visual interest throughout the site. There will be use of gables and dormer windows and porches.
- 3.12 In terms of material palette, the units will be constructed of facing brick and cedar cladding (as illustrated on the unit floor plans and elevations) with grey roof tiles and dark grey fascias, soffits and barge boards. The units will feature dark grey uPVC windows and doors and black PVC gutters and rainwater goods. This will be in keeping with the wider residential environment to ensure a high-quality visual aspect that responds and conforms to local character and the setting of the greenspace corridor, whilst ensuring design continuity throughout the site and the surrounding.

Access, Connectivity and Parking

- 3.13 The site access off Marland Fold utilises an existing grassed access point at the south of the site, in between houses no.83 and no.85 on the existing Marland Fold street frontage. This access will be upgraded to comprise of a widened bell-mouthed access point and private drive arrangement access and egress road that will provide a shared access surface for both pedestrians and cars. For further details please view the Access and Connectivity section of the Transport Note (Mode Transport) along with relevant plans within.
- 3.14 The site layout and the Transport Note plans show that the private (unadopted) access will provide:
- An access point to Marland Fold with 2.4m x 19.2m visibility splay to the west and 2.4m x 12.8m visibility splay to the east.
 - A 5.5m two-way carriageway for the first c.10m.
 - A single lane access section c.2.75m continuing into the site, before the carriageway widens to a minimum of 4.1m.
 - 17.5m forward visibility along the single lane section and;
 - 0.5m service strip on both sides of the access road.
- 3.15 The private (unadopted) driveway arrangement proposed has been designed to be of appropriate scale to accommodate safe vehicle access/egress and vehicle manoeuvring. It is also appropriate for emergency vehicle access to the site.
- 3.16 The access also includes a turning head and raised surface areas for speed and demarcation. Service strips located throughout the site provide ample space of pedestrian movements.
- 3.17 As the access is only to accommodate vehicles belonging to or associating with the owners of the properties proposed within the site, the private driveway arrangement is considered acceptable. The site will therefore be served by private refuse collection operations.
- 3.18 The site provides parking provision in line with the adopted parking standards, with 2 x 2.4m spaces plus 1.2m for disabled/ pedestrian access at the frontage of each proposed dwelling. The parking spaces are also to be immediately served by electric vehicle charging infrastructure.
- 3.19 Existing footpaths along Marland Fold will be maintained and enhanced by the development. Secure cycle storage will be provided alongside the individual units throughout the development by means of storage within associated garage space.
- 3.20 Further details on site provision for access and parking are provided within the attached Transport Note.

Landscaping and Open Space

- 3.21 The site layout includes a range of landscaping and open space provision to deliver a high-quality environment. All units have on-plot gardens with rear garden space. Front garden spaces are also to be afforded throughout the development with all but one of the units providing this (plot 6 being the exception). The site also includes the introduction of tree/hedge planting and grass verges to the access to enhance the sites open nature, whilst creating a visually attractive development.
- 3.22 The proposed development has been purposefully sited within the open section of the site to avoid the negative impact on the woodland to the site's immediate north. The retention of the trees along the

northern boundary of the site has been of the most importance in the evolution of the proposed design (following the pre application submission and feedback from officers).

- 3.23 A small number of trees will be removed to allow for the development and associated infrastructure, comprising trees T4, G1, G3, T2, G4. These trees have been surveyed as primarily lower quality category C trees. The area A1 located on the north of the site will also be lost in part, although the trees/hedges within this area are also of category C quality.
- 3.24 New trees are to be planted onsite, replacing the small number lost as a result of the development and affording partial onsite Biodiversity Net Gain provision. Tree planting will be located along the undeveloped land, located to the north of the turning head and at the front of properties to allow for a smooth transition to the longstanding woodland on the site's northern boundary.
- 3.25 The proposal includes hedge planting throughout the development. This is to be prevalent along front gardens, to create an appropriate boundary to the access road, as well as an appropriate boundary between the front gardens of dwellings for amenity purposes.
- 3.26 Other areas of planting as shown on the accompanying landscaping plans include a wildflower meadow area.

4.0 Policy Considerations

Development Plan

- 4.0 In accordance with Section 70(2) of the 1990 Act and Section 38(6) of the 2004 Act, the statutory development plan for the site comprises the Rochdale Core Strategy (CS) which was adopted in 2016, prior to the current national planning guidance. Alongside the CS a number of saved policies of the Rochdale Unitary Development Plan (UDP) (2006) still form part of the development plan.
- 4.1 The 'Places for Everyone' Plan (PfE) which covers 9 of Greater Manchester Borough's including Rochdale, was formally adopted on the 21st March 2024 and acts as an overarching development plan document for these Boroughs.
- 4.2 Other material considerations include local planning guidance, such as relevant SPD's.
- 4.3 The recently updated NPPF re-confirms the government's aim that housing growth is to be boosted, and that provision should be made for a range of housing types and needs. It also retains encouragement for development in locations that are accessible to services and public transport links where alternative means of access to the private car can be utilised.
- 4.4 Planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework (NPPF) (2024)

- 4.5 The NPPF sets out the Government's planning policies for England and how these should be applied. It establishes sustainable development having 'three overarching objectives' which are economic, social and environment objectives (para. 8). It confirms these objectives are interdependent and need to be pursued in mutually supportive ways. In respect of the social role, there is the aim to support and enhance communities through the provision of a sufficient number and range of homes for the future, whilst creating well designed and attractive places which have strong amenity provision to benefit community wellbeing.
- 4.6 Paragraph 11 of the NPPF confirms '*Plans and decisions should apply a presumption in favour of sustainable development.*' For decision-taking, this includes applying the 'tilted balance' which is examined at Paragraph 11(d) and states:

'Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning 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.'*

- 4.7 NPPF paragraph 39 provides that:

'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'

- 4.8 Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network following mitigation, would be severe and taking into account reasonable future scenarios.
- 4.9 Other key matters within the NPPF relevant to the proposals include:
- promoting walking, cycling and use of public transport (para. 117)
 - for development to add to the overall quality of the area, 'including the surrounding built environment and landscape setting' (para. 135)
 - to assist with protection and enhancing landscapes and trees and biodiversity including via opportunities for net gain (para. 136 and 193); and
 - to accord with aims for climate change and minimising flood risk in terms of locations of development and energy efficiency/ good design (para. 161 and 170).

Unitary Development Plan (UDP) (2006):

- 4.10 As demonstrated within the Unitary Development Plan Map (Figure 2) below, the site contributes to the settlement pattern of Rochdale's urban extent.



Figure 2: Extract from the Local Plan Policies Map (Site denoted by yellow star)

- 4.11 **Policy G/D/1 Defined Urban Area** within the UDP highlights the urban boundary throughout Rochdale. RBC wish to ensure that 'development, wherever possible and appropriate, is concentrated within the urban area in order to support urban regeneration and to protect the countryside'.
- 4.12 As per **Policy G/8**, the protection of **Greenspace Corridors** throughout the borough is to be prioritised and furthers Policy G8 of the CS. It is noted within this policy that if development is to take place within

a greenspace corridor, it is to 'enhance recreational, ecological or landscape and amenity value'. Proposals which diminish the attributes of greenspace corridors listed within the policy will be resisted.

- 4.13 **Policy G/8 (B)** further outlines that development within these locations should provide a design and use of materials that adds to character throughout the surrounding greenspace. It is noted that landscaping onsite will assist to preserve character and contribute to nature conservation.

The Core Strategy (2015)

- 4.14 **Policy SD1 – 'Delivering Sustainable Development'** highlights that development must take a '*positive approach that reflects the presumption in favour of sustainable development*'. It is noted that the council will work proactively alongside developments which aim to secure holistic sustainable development (economic, social and environmental improvements) in relation to the NPPF.
- 4.15 Within **Policy SP2 – 'The Spatial Strategy for the Borough'** it is noted that development within key corridors should be encouraged where there an ample provision of existing facilities and infrastructure (including public transport provision).
- 4.16 **Policy SP3/R** lays out '**The Strategy for Rochdale**' where the '*promotion of opportunities to improve and create distinctive local places*', including along the River Roach, is encouraged including through high-quality design.
- 4.17 **Policy C1** regarding the '**Delivery of the right amount of housing in the right places**' takes a positive approach to the delivery of housing throughout the borough, with annual targets and an appropriate deliverable 5-year housing supply to meet housing need throughout the Borough. This puts emphasis upon the need for sites to be located within accessible locations.
- 4.18 **The 'Delivery of the Right Type of Housing', as per Policy C3** seeks to promote the delivery of the right types of homes (appropriate design and density) to meet the needs of the Borough. This also addresses the need for a '*supply of larger and higher value housing*', with high standards of design to build attractive places.
- 4.19 **Policy P1** relating to '**Improving Image**' requires excellent design for new developments in areas which are important for the Boroughs image.
- 4.20 **Policy P2** for '**Protection and Enhancement of Character, Landscape and Heritage**' encourages developments to be well-integrated within areas of quality. Furthering this, the restoration of the River Roch is highlighted as a key and attractive area in regard to potential enhancement.
- 4.21 RBC initiative surrounding '**Improving Design of New Development**' can be referenced via **Policy P3**, in which the adherence to the high standards of design laid out by policy and relevant SPD's is to be met throughout all development.
- 4.22 **Policy G6 'Enhancing Green Infrastructure'** focuses upon the enhancement of green infrastructure to support growth and regeneration throughout the borough. This policy aims to protect and improve greenspace and waterbodies to support sustainable development. Focus upon The Roch Valley corridor within this policy exemplifies the water bodies importance in supporting development and regeneration.
- 4.23 Important aspects of biodiversity and geodiversity are recognised and protected through **Policy G7 'Increasing the Value of Biodiversity and Geodiversity'**. Developments which positively act on opportunities for biodiversity and geodiversity are to be supported. It is imperative that development should not result in a net loss of biodiversity or geodiversity, and developments should result in net gain. Areas within the urban boundary are to support this policy through provisions to enhance biodiversity and geodiversity.

- 4.24 **Policy G8 ‘Managing water resources and flood risk’** ensures that developments are to manage flood risk and ensure the safeguarding of waterbodies.
- 4.25 **Policy DM1 – General Development Requirements** for new developments which actively change land use are expected to demonstrate:
- High quality design.
 - Compatibility with surrounding land use and amenities.
 - That they do not effect amenities through visual intrusion, overbearing impact, overshadowing or loss of privacy.
 - That they mitigate against development related pollution and highways constraints (satisfactory vehicular access with appropriate parking, manoeuvring, and servicing arrangements).
 - That they do not effect health (e.g. land contamination or poor air quality).
 - That there is availability of services and infrastructure to support the development (e.g. local shops, community, leisure and sport facilities and provision of open space).
 - That they minimise the prevalence of crime
 - That they survey and remediate any negative ground conditions
 - That they incorporate high quality landscape schemes

Places for Everyone (2024)

- 4.26 **Policy JP – Strat 5: ‘Inner Areas’** highlights the need for the promotion of new development within residential areas, which are to be well integrated within the current surrounding community to enhance quality of places and local character. These areas will be focused upon to reduce levels of deprivation and poverty, whilst improving health and wellbeing. Developments that fall under this category are located within highly accessible and sustainable locations.
- 4.27 **Policy JP-H1: ‘Scale, Distribution and Phasing of New Housing Development’** lays out GMCA’s housing targets for development throughout the combined authority. It is noted that throughout the plan period (2022-2039) *‘an additional 175,185 net additional dwellings’* will be provided, with an annual average of *‘10,305’* new homes. New residential development will be of *‘good quality and design, adaptable, supported by the necessary infrastructure and amenities’*. Further to this it is made clear that each individual Local Authority throughout Greater Manchester will have to identify and deliver their own allocations and sites for development within their retrospective Local Authorities. Table 7.2 within PFE lays out Rochdale’s provision targets, allocating an average of 568 new dwellings annually to be provided between 2022-2025 and 616 new dwellings annually to be provided between 2025-2030.
- 4.28 The **‘Type, Size and Design of New Housing’** throughout Greater Manchester is to follow **Policy JP-H3**. Said policy calls for the incorporation of an appropriate dwelling mix which reflects local plan policies, relevant masterplans and adheres to local evidence. It is noted that self-build / innovative projects which help to deliver inclusivity throughout neighbourhoods, as well as supporting local distinctiveness will be supported.
- 4.29 **Policy JP-H4: ‘Density of New Housing’** sets out the appropriate density levels of development, whilst taking into account the deliveries’ relative impact upon the accessibility of the site via active travel and public transport. This also aims to achieve efficient use of land and the provision of high-quality design.

Lower densities of development will be expected to protect heritage assets and green infrastructure in related areas.

- 4.30 **'Landscape Character'** is to be considered through **Policy JP-G1**. Development is to *'reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location'*, with regards to site specific planning technicalities.
- 4.31 PfE's **'Green Infrastructure Network'** **Policy JP-G2** refers for the need of development within or surrounding Green Infrastructure to deliver green infrastructure improvements onsite, whilst minding and providing further additions to GI surrounding the site. Where able, GI should be adopted within development to *'protect, enhance and expand the GI network'*.
- 4.32 **Policy JP-G3: 'River Valleys and Waterways'** lays out GMCA's approach to the consideration and improvement of river valleys and waterways throughout Greater Manchester. It is noted that said features are to be *'brought forward as central components of the Green Infrastructure network'*. Alongside this GMCA have a list of priorities that are to be delivered alongside development within said locations, the most pertinent of which relates to *'ensuring that development relates positively to nearby rivers'* through high quality frontage and public realm along the waterfront for public use.
- 4.33 **Policy JP-G8** lays out the need for **'Net Enhancement of Biodiversity and Geodiversity'** throughout Greater Manchester in relation to development. It is noted that alongside any development a *'net enhancement of biodiversity resources will be sought'*.

Relevant local SPD's for the proposal include:

- Design and Planning Process – Good Practice Guide SPD (2007)
- Public Realm Design Guide SPD (2007)
- Residential Design Guide (2007)
- Urban Design Guide (2007)
- Climate Change Adaptation SPD (2012)
- Guidelines and Standards for Residential Developments SPD (2016)
- Biodiversity and Development SPD (2008 – incorporating 2017 update)

5.0 Assessment; Development Plan and Other Material and Technical Considerations

- 5.1 This section of the supporting statement assesses the proposal and its compliance with the development plan and other relevant material considerations.

Principle of Residential Development

- 5.2 The proposal will deliver 6 no detached family dwellings within a highly accessible site located within the urban extent of Marland, Rochdale, as defined by CS Policy B1 (Existing Built-Up Areas). As defined within the adopted policies map, the site is identified as lying within the 'Defined Urban Area' of Rochdale. Saved UDP policy G/D/1 (Defined Urban Area) states that proposed housing development is to be located in the urban area wherever possible. PfE Policies JP- Start 5 and JP-H1 also guide the location and scale of new development. The proposed development is located on land within the existing built-up area, within an unused and vacant parcel, therefore in full compliance with the policies stated above and the general principle of development throughout the Rochdale Local Authority area.
- 5.3 The proposal will deliver a high-quality residential development of 6 no. detached market units within a sustainable location. The site's location within the south of the Rochdale Urban Boundary is in close proximity to existing facilities and infrastructure, including strong bus and active travel linkages. The site's location in proximity to the town centres of both Rochdale and Heywood can be deemed as a sustainable and accessible housing location, allowing for the development to fully comply with CS policy SP2 (The Spatial Strategy for the Borough).
- 5.4 The proposed development will contribute to the improvement of the visual and ecological quality of a distinctive local place located along the Roch Valley. The development's high quality of building design would actively enhance the area's identity in full compliance with CS policy SP/R (The Strategy for Rochdale).
- 5.5 The units proposed are well-sized detached family dwellings, as supported by CS policies C1 (Delivering the Right Amount of Housing) and C3 (Delivering the Right Type of Housing) which support the development of '*higher value housing*' within the Borough. Such unit sizes also in turn comply with the principles of PfE policy JP-H3 (Type, Size and Design of New Housing) which supports housing which accords with the needs of the Local Plan.
- 5.6 CS policy C1 (Delivering the Right Amount of Housing) clarifies a need to deliver a net additional dwelling rate of 460 until 2028. This figure has since been updated via the Standard Method which requires a housing delivery rate of 520 per annum, whilst PfE notes a requirement of 616 dwellings per annum in Rochdale between 2025-2030. However, the publication of the new NPPF sets out a revision to the above figures and standard methodology, thus uplifting Rochdale's annual housing rate to 918 net annual additions.
- 5.7 The development proposal will contribute to the supply of large and high value housing in the Borough, in full compliance with CS policy C3 (Delivery of the Right Type of Housing). The proposed development complies fully with the policy and relevant design SPD's by offering high standards of design.
- 5.8 The development is set to markedly improve the image of the currently vacant land parcel, with excellent design principles to benefit the boroughs image, as per CS policy P1, CS policy P3 and relevant design guide SPD's. The development will also protect and enhance the character and surrounding landscape, as per the layout and landscaping proposals, to seamlessly integrate the development within its wider surroundings. The development would not impact the restoration of the River Roch corridor, ensuring compliance with CS policy P2.

- 5.9 In summary, the proposal complies with all relevant national and local policy on the location and form of proposed new housing.

Greenspace Considerations

- 5.10 The site lies on the edge of a Greenspace Corridor, the corridor also encompasses the wider River Roch valley to the north and extends east and west. The proposal does not encroach significantly into this designation or result in any significant narrowing of the overall corridor, essentially being set in the outside curve of a wider section of the corridor and sited away from the main riverbank and wooded areas of the corridor. As such the extent and the functionality of the green space corridor along the River Roch and its woodland areas as shown in figure 2 above, would not be severed or unduly harmed.
- 5.11 Whilst there is currently a grass track access to the land there is no formal public access rights to it or the adjacent woodland area. As such the elements of the corridor designation for public access and recreation are not currently afforded by the land. Indeed, the main public access routes in the valley and corridor are to the opposite side of the river to the application site.
- 5.12 In respect of the visual considerations of the corridor, it is highly relevant that the land is viewed in the context of the existing residential development to the south and extending to the east and west of the curved site area. Views of the proposal from the corridor would therefore be seen against existing built form and would not be viewed as in any way incongruous from wider views of the corridor.
- 5.13 The proposal and provision of formal access to the site and land would therefore beneficially enable public movement to and from the site. As such, a wider benefit from the proposed development would be the opportunity for the provision of public access and visitation to the adjacent Marland Wood and the south banking of the river. This would facilitate further opportunity for local residents to enjoy the informal green space along the riverbank and corridor. The wooded area which surrounds the proposed dwellings and runs along the river corridor also provides an opportunity for ecological enhancements and biodiversity net gain provision by way of enhancement of existing habitat and creation of new habitat. Further discussions could be held on such matters during the course of a planning application (regarding the applicants' wider ownership areas). It is considered therefore that the recreational and ecological function of the Roch Valley greenspace corridor could be enhanced. The proposal itself via the landscaping scheme does propose some enhancement to biodiversity on the northern portion of the site (tree planting and wildflower meadow) to deliver ecological enhancement.
- 5.14 The proposal option is therefore considered to fully comply with CS policy G6 (Enhancing Green Infrastructure) and UDP policy G/8 (Greenspace Corridors), as well as the aims of PfE's 'priority green infrastructure' designation for rivers and waterways whereby developments which enhance and contribute to the realisation greenspace potential for recreation and nature conservation are supported.

Impact on the Character and Appearance of the Local Area

Scale of Development

- 5.15 The scale of the proposed development has been carefully considered in the context of its surroundings, namely the existing residential properties and character of the area and the backdrop of the wooded edge and the current underused poor-quality grassland on the site. The scale of development has been further reduced in full consideration of pre-application advice (with reduction in units).

Design

- 5.16 The proposed design has sought to carefully blend the proposed dwellings into their setting, taking design inspiration from the existing residential character while also seeking to deliver high quality

modern family housing that conserves and enhances its setting, provided by its landscape backdrop of the wooded edge and grassland.

- 5.17 The proposed materials have been carefully selected to ensure that the proposed development is viewed as part of the natural evolution of the areas residential nature and to avoid being seen as visually incongruous to the existing setting in any way. Due regard has been had to accord with CS policy P3 and related SPD's (Urban Design Guide SPD 2007, Residential Design Guide SPD 2007 and Public Realm Design Guid 2007), as well as having considered feedback from officers during the pre-application consultation.

Impact on Street Scene

- 5.18 As the proposed development is set back from the existing street scene, there would be no negative impact. The existing grassed access track will be updated in order to ensure it is safe for pedestrian and vehicular users and maintain the connectivity of the existing footpath and highway of Marland Fold.

Impact on Amenity of Neighbouring Occupiers

Impact on Marland Fold (south):

- 5.19 The proposed dwellings have been designed to minimise any possible negative impact on existing residential amenity, with the careful positioning of residential gardens to the rear of existing residential gardens and window positions on the southern most units.
- 5.20 The increase in natural surveillance that would be provided by development of the site can also be anticipated to improve residential amenity and access to the existing informal open spaces.
- 5.21 The proposed development therefore complies fully with CS Policies P1, P2, P3 and DM1.

Conclusion

- 5.22 As demonstrated above, the application proposal reflects the presumption in favour of sustainable development, therefore meeting both Rochdale's CS Policy SD1 (Delivering Sustainable Development), PfE Policy JP-S1 (Sustainable Development) and the NPPF's paragraph 11 (Presumption of Sustainable Development).

6.0 Technical Considerations

- 6.0 The proposed development has been fully assessed against relevant technical and site-specific matters, including via the suite of supporting documents. Key matters to the proposal are assessed below.

Arboricultural Impact

- 6.1 CS Policies G1 (Tackling and adapting to climate change) and G8 (Enhancing Green Infrastructure) include focus upon the retention, mitigation and provision of trees throughout development sites. G1 highlights the importance of the 'retention of trees, wherever possible and the taking of all appropriate opportunities to plant trees and other suitable vegetation onsite'. G8 furthers this, stating that the loss of existing greenspace features, such as trees, is to be avoided, 'unless suitable alternative provision is made' and the tree has limited value. Furthermore, it is noted that ancient woodland is to be protected, whilst tree planting alongside development is to replace removed trees from the development site at a 2:1 ratio. Due to this, trees on site and potential harm to them are a fundamental material consideration in the assessment of this application.
- 6.2 This application is accompanied by a Tree Survey (2024) as well as an Arboricultural Impact Assessment (AIA) (2025) which outlines the development's arboricultural impact, and any required mitigation measures in line with BS5837:2012.
- 6.3 The Tree Survey shows 4 individual trees, 4 groups of trees, 3 hedgerows and 1 large area of trees/hedgerows are all confined to the red edged boundary of the site. Of these trees and hedgerows, most are graded U to C, however the site does contain one category B tree (T1 - Walnut), and one category B group comprising 3 Sycamore, 1 Oak & 1 Alder. None of the trees on-site are afforded any statutory protection nor do they fall within a Conservation Area.
- 6.4 Relating to any direct loss of trees, the AIA states that T4, G1, G3, G4 and A1 are to be lost indefinitely, whilst T2 is to be lost indirectly. It is stated within the AIA that 'any material to be removed due to direct or indirect impacts or for general arboricultural works is of comparatively low quality – Cat "C". It is considered that these have minimal potential and limited visual amenity value.'
- 6.5 The AIA also concludes that 'The design and layout of the development has considered all arboricultural issues and will permit the construction to proceed without major conflict with retained trees. Effectively therefore, any potential harmful impacts upon the visual amenity currently afforded to the local environment, and the amenity of the retained trees, can be successfully avoided.
- 6.6 It is reasonable to conclude therefore that in respect of arboricultural issues should the proposed construction proceed, there will be no significant impacts upon retained trees.
- 6.7 The design of the proposed development has been based on the intent to preserve and enhance the visual and ecological amenity of the site. This is evidenced by the significant reduction in the number of proposed dwellings following pre-application feedback, resulting in the reduction in proposed dwellings from ten to six and pulling the proposed development away from more wooded areas of the land holding. The main mature tree mass within the site boundary, is to the immediate side of the existing electricity sub-station. Proposed works do include clearance to vegetation to facilitate necessary works around the electricity sub-station for safety and management and the provision of a parking area to the front of the sub-station for use by service vehicles.
- 6.8 The proposed development will result in the direct loss of 1 tree, 3 groups and 1 area and the indirect loss of 1 tree. All those lost are Category Three trees. A Category C tree is defined as being of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

- 6.9 Due to this minor loss there will therefore be potential minor impacts upon the visual amenities currently afforded to the local environment when viewed from public areas outside the site. However, the extensive landscaping plan is submitted, including the re-provision of trees which will address the disbenefits and offer appropriate mitigation and betterment of the poor-quality trees lost.
- 6.10 The development has been designed to adhere to guidance within the nationally recognised document BS5837:2012 in that all units will be constructed outside the expected root protection areas of retained trees or if considered necessary, appropriate foundation systems installed to avoid root damage or severance
- 6.11 Post construction impacts have been considered which indicate that by creating a more formal environment with greater levels of activity and usage and via operation of a landscape management plan that will also include reference to the new trees (and retained trees), the treescape will be positively managed resulting in improved health and viability to the overall treescape. It is reasonable to conclude therefore that in respect of arboricultural issues, the proposed development would result in a moderately beneficial impact to the future viability of the existing treescape.
- 6.12 The proposed development is therefore considered to comply with all relevant national and local policy, in particular CS Policy G6 and PfE policy JP-G1.

Ecology

- 6.13 ERAP Consulting Ecologists (ERAP) have assessed the site and prepared a Preliminary Ecological Appraisal assessing the site's habitats and potential to support wildlife.
- 6.14 The Preliminary Ecological Assessment (PEA) which accompanies the application found that the proposals will have no adverse direct or indirect effect on statutory or non-statutory designated sites for nature conservation. Only common and widespread plant species were found and no irreplaceable habitats were detected. A small area at the north-eastern corner of the site (0.003 hectares) is identified as supporting 'Deciduous Woodland' by the Priority Habitats inventory, however it is considered that this area is indicative of 'Lowland Mixed Deciduous Woodland' Priority Habitat and not of special significance. No other habitats within the site are Priority Habitat.
- 6.15 The woodland parcels, areas of grassland and scattered trees within the site are considered to be of 'local' importance as they support habitats of value to nesting birds and foraging birds and bats and will contribute as wildlife links across the wider area. The proposals have the potential for direct impacts to the area of Priority Habitat woodland, and also for indirect impacts such as damage through inappropriate construction techniques. Recommendations relating to the site layout and the woodland and relating to the protection of retained woodland within and adjacent to the site are presented within the PEA.
- 6.16 Invasive species namely Indian Balsam and Variegated Yellow Archangel were detected and guidance on the control and management of these species is also provided within the PEA.
- 6.17 The site is considered to be suitable for use by foraging and commuting bats and nesting birds. No other protected species were detected. Recommendations to ensure the retained and proposed habitats are suitable for use by foraging and commuting bats and nesting birds and measures for the protection of wildlife, including nesting birds and mammals during the construction phase of the proposed development, are identified. Further, recommendations for enhancements to include within the layout of the site for biodiversity, namely the provision of roosting bat habitat and nesting bird habitat, are offered and appropriate landscape planting to enhance biodiversity as part of the proposals is identified.
- 6.18 The trees within the site do not support any features suitable for use by roosting bats and the suitability of the trees within the site for use by roosting bats is assessed to be 'none'. The presence of reptiles

within the site is considered reasonably unlikely. The site is considered to provide habitats suitable for use by sheltering and foraging hedgehog, a Priority Species.

- 6.19 The proposals have been designed in order that the proposed houses face onto the proposed road, with no gardens backing onto the off-site woodland; this will avoid the potential for garden encroachment. The proposals plan demonstrates that the site has been designed in a manner which will minimise direct impacts to the Priority Habitat (off-site woodland) and ensure that impacts such as garden encroachment can be avoided.
- 6.20 Habitats within and adjacent to the site are considered suitable for foraging and commuting bats. The protection of the off-site woodland will conserve opportunities adjacent to the site for the attraction of foraging bats. The retention of these features, in combination with the sensitive use of lighting at the developed site, will avoid any significant adverse effect on opportunities for foraging and commuting bats. The proposals also provide an opportunity for the creation of suitable features for roosting bats and recommendations for the provision of features suitable for use by roosting bats are presented.
- 6.21 The woodland and scattered trees within the site provide suitable habitat for nesting and foraging bird species, including Priority Species. Measures for the protection of nesting birds during any proposed works at the site are presented at Section 5.2 of the PEA. The proposals provide an opportunity for the creation of suitable features for nesting birds.
- 6.22 The site supports suitable habitat for foraging badger and hedgehog, a Priority Species. A mammal hole suitable for use by badger has been identified in the wider area, and hedgehog have the potential to be harmed during the site strip and construction phases of the development. Further surveys to determine the usage of the mammal hole are presented at Section 5.2. Measures for the protection of mammals such as badger and hedgehog during works are also presented
- 6.23 In accordance with paragraph 186(d) of the NPPF: *'opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate'*.
- 6.24 The PEA recommends that the site layout accommodates the following: a. Green infrastructure and green links through the site with the use of landscape planting and trees as stepping stones (it is recognised that this can only be achieved at the site within garden habitats); b. Compensation for the loss of grassland habitat via the provision of wildflower grassland within the landscape planting within the site; c. Use of native species in the landscape planting scheme; and d. Alignment of properties to create 'pockets' of contiguous gardens as stepping stones for wildlife through the site (note this this is already achieved by the existing site layout); e. Avoidance of unnecessary lighting and preparation and implementation of a sympathetic external lighting scheme in accordance with current guidance (see below); f. Avoidance of concrete based garden boundary fencing and use of timber fencing with gaps of 0.15 metres beneath to permit passage of wildlife, e.g. hedgehog between gardens; and g. Incorporation of features for wildlife such as boxes for roosting bats and nesting birds within the developed areas of the site.
- 6.25 The proposal has taken into account all the points raised in the PEA in the proposed site layout and the proposed landscaping plan. The proposal is therefore considered in compliance with CS Policies P2 and PfE policies JP-G1, G2, G3 and G8.

Biodiversity Net Gain

- 6.26 ERAP have also prepared a Biodiversity Net Gain (BNG) Assessment, along with a Biodiversity Metric to assess the sites baseline ecological value and the potential gain/loss of BNG onsite as a result of the proposals.

- 6.27 The BNG Assessment provided describes the site as ‘an area of improved / modified grassland, parcels of woodland with coarse unmanaged grassland / other neutral grassland, individual trees and an electricity substation.’ The assessment highlights that the proposal will take up 0.4351 hectares of the 0.54 hectares site (80.20%), with the dwellings and associated infrastructure making up the majority of this. Of this measurement, 0.2 hectares (45.97 %) will be developed to vegetated gardens, whilst the remaining 0.1074 hectares (19.80%) will comprise ‘retained habitats, enhanced habitats and habitats created as part of the Public Open Space (POS)’.
- 6.28 As per the reports Headline Results, Evaluation and Conclusion (Table 5.1), it is apparent that the onsite net change of habitat units falls under a 50% loss and therefore the trading rules are not satisfied. However, a net gain of hedgerow units has been identified, with a 245.64% potential increase of hedgerow units onsite. Overall, the report makes it clear that the development site has a BNG unit deficit of 1.53 units, whilst +2.80 units are required to meet BNG trading rules. It is noted that the net gain cannot be attained onsite and therefore alternative approaches will have to be taken to secure adequate BNG provision.
- 6.29 Through conversations with the applicant and ERAP, the preferred solution to providing the adequate net gain would be through ‘agreeing a biodiversity payment for the loss of habitat units associated with the site with a habitat bank or other similar provider’. Therefore, this loss of credits will subsequently be provided off site.
- 6.30 The BNG Metric provided advises on the anticipated number of units required to be created via a 3rd party provider to successfully offset the BNG deficit mentioned above. Via the ‘Unit shortfall summary’ it is noted that 2.11 Units of A1 Grassland and 0.95 Units of A2 Grassland will have to be provided via the 3rd party to successfully offset the BNG loss.
- 6.31 For the development to comply with CS Policy G7, this 3rd party off-site provision is to be secured via a planning condition to the grant of planning permission.

Flooding Impact and Drainage Strategy

- 6.32 CS Policy G8 (Managing water resources and flood risk) requires all developments to consider and address flood risk from all sources.
- 6.33 The site lies within Flood Zone 1 which represents the lowest risk of flooding. Furthermore, the site is also identified to have a very low risk of surface flooding whilst the risk of groundwater flooding has also been assessed as low, with no historical record of any sewerage flooding occurring. As a site of less than 1ha, an FRA is not required.
- 6.34 Re:Ford has prepared a Drainage Strategy to support this planning application.
- 6.35 Within this the soil type on the site is described as freely draining slightly acid sandy soils. Consequently, infiltration is unlikely to provide a viable drainage solution for surface-water run-off.
- 6.36 With the sloping nature of the site and its close proximity to the River Roch (60m), it is clear that surface water from the development site can drain into the mentioned river. An indicative drainage strategy on this basis has been produced.
- 6.37 The foul water from the proposed residential dwellings will drain to the public foul sewer network located within Marland Fold. To allow for this discharge a foul water pumping station will be located within the site to the north of the turning head and drains will run along the access road enabling foul water to be pumped to the public foul sewer.
- 6.38 When the proposed drainage strategy is implemented within the development, the pluvial run-off risk is low. Consequently, it is demonstrated that the proposed development would not lead to a

significantly increased, nor undue risk of flooding. The proposal therefore complies with LP policy G8 (Managing water resources and flood risk) and is in accordance with the NPPF.

- 6.39 Utilities records also identify an on-site surface water sewer passing through the site. The drainage strategy proposes that a diversion can be undertaken to this facility as part of this development.
- 6.40 The proposal is therefore considered to comply with all relevant national and local policies regarding drainage.

Ground Conditions

- 6.41 The NPPF provides that where a site is affected by contamination, responsibility for securing a safe development rests with the developer/ landowner. The National Planning Policy Guidance (NPPG) also states that local authorities should use conditions to secure the appropriate remediation of contaminated land.
- 6.42 CS Policy G9 states that site pollution, contamination and instability should be addressed via appropriate mitigation to reduce pollution risk, and that proposed developments must not incur pollution, contamination and instability to the land, to the detriment of future users or restoration.
- 6.43 REFA have produced a Phase 1 Geo-Environmental Desk Study Report (24143/GEDS) in light of the above.
- 6.44 This confirms that the site has remained undeveloped since the earliest available mapping with the exception of the provision of the electricity substation constructed within the site between 1983 and 1988, correlating to the expansion of Marland Fold residential estate to the south, west and east. Regarding the sites historical surroundings, residential and infrastructure development has taken place. It has been noted that a sewage farm was located directly north of the River Roch from around 1908 to 1988. Since the dismantling of the works, the land has remained disused.
- 6.45 The site lies within a coal mining area as defined by the Coal Authority. REFA have produced a Coal Mining Risk Assessment (HM/ST/24143). The results of this report have highlighted the site being of medium risk of coal workings and therefore intrusive investigations are recommended.
- 6.46 The Phase 1 information has indicated that the likelihood of widespread soil contamination is expected to be low, with little to no made ground. The qualitative risk assessment identified only a low risk of any contamination, implying that remedial action is unlikely to be necessary at the site, however, due to the coal mining considerations the site will require a Phase 2 assessment to which a remediation strategy could be formulated along with verification proposals if necessary. This could be secured pursuant to a standard planning condition for submission of such information prior to development commencing.
- 6.47 Given the above, the ground conditions on site are acceptable insofar as any existing contamination could be satisfactorily managed, thus the development would fully comply with Local Plan policy G9 and the NPPF.

Landscaping

- 6.48 TBA have produced a Landscape Proposal in support of the planning application. The proposed site layout includes significant new planting that will enhance the biological focus of the site but also provide a scheme that has evolved from consideration of the established landscape and visual context of the site and wider area.

- 6.49 As such, native species hedges, trees and ground-based vegetation are proposed to support the built-form on site. Significant new tree and hedge planting will be complimented by a wildflower meadow to the north of the proposed development to soften any built environment edge and incorporate the new development seamlessly into the woodland edge.
- 6.50 Landscaping provided for the proposed development is in full compliance with the principles of the Development Plan in respect of landscaping, namely CS Policies P2, P3 and PfE policies JP-G1, G2, G3 and G8, as well as the principles contained within the NPPF.

Sustainability

- 6.51 Achieving sustainable and energy efficient provisions within the development has been a key factor within the scheme development and on to its delivery.
- 6.52 The site location and accessibility by a choice of means enables sustainable access and movement which is supplemented by the provision of EV charging points for electric vehicle options.
- 6.53 To reflect the high-quality design aims, the layout and use of materials and choice of fittings and M+E features will enable the use of energy efficient and low carbon options in line with the Climate Change SPD and national guidance aims.
- 6.54 Further the site landscaping and delivery of relevant BNG uplift will reflect the sustainable development environmental thread.

Highway Safety and Parking

- 6.55 Mode Transport have prepared a Transport Note (TN) (241217 328307 TN01 v1.1) to support the planning application. In summary, the TN concludes that:
- the site is accessible by a multitude of sustainable transport modes. This includes walking, cycling, and public transport, affording alternatives to car travel.
 - the private access arrangement into the site includes a 5.5m two-way carriageway for the first c.10m of the route; this allows for safe access and egress for vehicles. The remainder of the access as a single lane access road provides appropriate width for emergency vehicles and for the limited number of movements associated with the scale of development at the site.
 - horizontal visibility splays at the site access are deemed to be acceptable due to the low number of trips made along Marland Fold. A 2.4m x 19.2m visibility splay to the west and 2.4m x 12.8m visibility splay to the east can be achieved.
 - throughout the single lane section of the access, 17.5m of forward visibility can be achieved.
 - the development will require private refuse collection. It has been confirmed that a small refuse vehicle can access and manoeuvre within the site safely.
 - sufficient car parking spaces are afforded per dwelling in line with RBC's adopted parking standards.
 - EVCP's are afforded per dwelling in line with Building Regulations (Approved Document S).
 - cycle storage to be provided within the garages of each dwelling.

- 6.56 Based on the traffic impact analysis, it is concluded that the proposed development will have a low impact on the local highway network during the peak periods and will not result in a 'severe' impact on the operation of the highway network or highway safety, which according to the NPPF is the threshold under which development should not be prevented or refused.
- 6.57 To supplement the details above, Mode have also provided a detailed preliminary site access drawing (J32-8307-SK-001 Rev A61) and a swept pass analysis (J32-8307-SK-00237) to evidence the visibility splays and sizing's referenced above, whilst showing the appropriate space provision made for manoeuvring vehicles. They have also provided a single-track feasibility exercise.
- 6.58 Based on the above, it is concluded that although the proposed development would not fully comply with the identified visibility splays for a 30mph road, the design has factored in the low speed and low trip levels on Marland Fold and concluded that the proposed design would be entirely appropriate for the proposed scheme in this location. There are no highways or transportation reasons to preclude the granting of planning permission, and the scheme accords with criteria of CS policy T2 (Improving accessibility) and paragraphs 114 and 117 of the NPPF.
- 6.59 Furthermore, given the conclusions of the TN and the layout of the proposed access and pedestrian footway, notwithstanding compliance with the relevant transport policies of the Development Plan, the scheme should not be refused on highway grounds as it is evidenced that there is no severe impact on safety or traffic as per para. 115 of the NPPF.

Technical Considerations Summary

- 6.60 From the above and assessment of the submitted technical reports, there are no technical matters which would preclude the grant of planning permission for the proposed development.
- 6.61 It is anticipated that a series of planning conditions to a grant of planning permission would be relevant and would be generally in line with standard technical matters that are covered by planning conditions.

7.0 Conclusion and Planning Balance

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.
- 7.3 The development has been assessed against relevant local and national planning policy and found to be in general accordance. Given the site's location within the Marland urban boundary, the principle of residential development is considered as acceptable.
- 7.4 In respect of the three elements of sustainable development of the NPPF, the proposal provides significant relevant benefits as follows:

Social

- Provision for much needed high quality, large family market housing
- No material harm to public views
- No undue harm to residential amenity

Economic

- Local jobs support for construction companies and related local suppliers during the construction process
- Contribution to local retail and services spend following occupation

Environmental

- No undue harm to any environmental assets, habitats or protected species as demonstrated within the Ecological survey, with appropriate mitigation measures to be implemented in accordance with the survey.
 - Accessibility by a range of means with cycle, foot and bus accessibility to the site
 - No undue flood risk to arise and relevant drainage provision to be made
 - No harm to heritage assets
 - Delivery of high-quality buildings that respect the site and character of the area
 - Appropriate landscaping and new planting to the site that respects the ecological character of the site and area
- 7.5 The proposal would contribute to the demand for larger family homes within the urban boundary and the design of the site has evolved from sensitive consideration of the surrounding area and character of the locality and the pre-application feedback. It is considered that the design and

materials strike a beneficial balance between functionality as a modern family housing development and the setting within the edge of the Green Space Corridor on vacant land.

- 7.6 The proposal is considered to form a sustainable development and has significant benefits.
- 7.7 The information and technical documentation submitted in support of this application demonstrate that there are no significant adverse impacts, and the proposal is in general accordance with the up-to-date development plan.
- 7.8 The proposal would result in a well located and well-designed development of much needed family homes. The development would have no significant adverse impacts upon the locality and the benefits of the proposal would more than outweigh any disbenefits. It is requested that planning permission is granted.