



Proposed Development at Hollingworth Road and Rakewood Road, Littleborough

Environmental Statement Addendum

On behalf of **Bloor Homes North West**



Document Control Sheet

Project Name: Proposed Development at Hollingworth Road and Rakewood Road, Littleborough

Project Ref: 332010570 (1800)

Report Title: Environmental Statement Addendum

Doc Ref: 332010570/ESAddendum

Date: May 2025

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For and on behalf of Stantec UK Limited			

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1 Overview

1.1 Background and Need for this ES Addendum

- 1.1.1 On 18 June 2024, Bloor Homes North West (the 'Applicant') submitted a hybrid planning application with an accompanying Environmental Statement ('ES', hereafter referred to as 'the 2024 ES') for proposed development located on land west of Hollingworth Road and east of Rakewood Road, Littleborough (the 'Site').
- 1.1.2 The Site is contained wholly within the administrative boundary of Rochdale Borough Council ('RBC'). The planning application was validated by RBC, in its role as Local Planning Authority ('LPA') on 19 July 2024 and assigned planning reference: 24/00581/HYBR. The description of development (hereafter referred to as the 'Proposed Development') is as follows:

'Hybrid planning application (EIA development) seeking: Full Planning permission for the erection of residential development of 312 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.'

- 1.1.3 Following ongoing discussions and feedback from officers and statutory consultees, a series of design amendments have been made to the proposed scheme drawings, which has resulted in a reduction in the number of units for which full planning permission is sought from 312 units to 309 units. 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 21.49 ha to 20.81 ha (a net reduction of 0.68 ha of land). The revised red-line site boundary is shown on Appendix 1.1A.
- 1.1.4 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 the 2024 ES.
- 1.1.5 This ES Addendum to the 2024 ES has been prepared to set-out the review of the potential environmental impacts of the amendments to the Proposed Development and any subsequent revisions to the previously identified likely significant effects.

1.2 Structure of the ES Addendum

- 1.2.1 The 2024 ES comprised the following:
- Volume 1 – Overview;
 - Volume 2 – Hollingworth Road Land Parcel;
 - Volume 3 – Appendices (Hollingworth Road land parcel);
 - Volume 4 – Appendices (Rakewood Road land parcel); and
 - Volume 5 – Non-Technical Summary (this document).
- 1.2.2 This ES Addendum comprises:
- Chapter 1 Overview – including:
 - Background and Need for this ES Addendum;

- Structure of the ES Addendum;
 - Proposed Development Amendments;
 - Chapter 2 Technical Chapter Amendments to the 2024 ES: this chapter goes through each Volume and technical topic of the 2024 ES and states where the previous assessment remains valid in the context of the Proposed Development amendments and where the previous assessment has been revised and has resulted in an update to the likely significant effects. It also addresses an update to the cumulative scheme assessment and impact interactions.
 - Chapter 3 Conclusions.
- 1.2.3 This ES Addendum is designed to be read alongside the 2024 ES and the two documents together form the Environmental Statement for the application. The 2024 ES should be referred to wherever it is stated that the conclusions remain unchanged. The 2024 ES is appended to the rear of this document (Appendix 1.5)
- 1.2.4 References to chapters, figures and appendices correspond with numbers used in the 2024 ES. Replacement Appendices are indicated by using the 2024 ES chapter numbers as a prefix followed by 'A'.
- 1.2.5 The updated plans and drawings can be found in Appendix 1.2A (Illustrative Masterplan), Appendix 1.3A (Parameter Plans), and Appendix 1.4A (Proposed Development Drawings) and form the basis of the assessments within the ES Addendum.
- 1.2.6 An updated Non-Technical Summary (Non-Technical Summary Addendum) (Document Reference: 332010570/NTSA) has been provided as part of this Addendum, albeit it is a separate document, and replaces the Non-Technical Summary that was provided as part of the 2024 ES (Document Reference: 332010570/ ES Vol.5)

1.3 Proposed Development Amendments

Application Boundary and Site Area

- 1.3.1 Small changes have been made to the application red-line boundary to account for land ownership matters, which has resulted in an overall reduction in the site area from 21.49 ha to 20.81 ha (a net reduction of 0.68 ha of land).
- 1.3.2 Within the Hollingworth Road parcel, a small area of land adjacent to the north of Lake Bank, has been removed due to the presence of a water and gas pipe terminus owned by United Utilities ('UU'). Further minor boundary amendments to decrease the area of the Site have been made to the north-east and south-west of the Hollingworth Road parcel to account for land ownership matters. Within the Rakewood Road parcel, there have been minor boundary amendments, with a small reduction of land to the south-west to take account of UU ownership and easement rights, and an increase in land to the north-east to take account of land ownership titles.

Unit Numbers, Housing Mix and Tenure

- 1.3.3 There has been a reduction in the number of units for which full planning permission is sought from 312 units to 309 units.
- 1.3.4 In response to the comments raised by the Council's Strategic Housing Service, the Applicant has also amended the housing mix and tenure of the proposed affordable housing provision to incorporate both social rent and shared ownership dwellings. The updated schedule of the proposed dwellings is summarised in Table 1.1.

Table 1.1: 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%)		

Application Description of Development

1.3.5 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.'

Phasing and Programme of Works

1.3.6 The anticipated construction timescales set out in the 2024 ES are provided below. The discussions with RBC and revisions to the proposed development have subsequently pushed out the anticipated timescales by approximately one year. The original assessment within the 2024 ES noted that these may be subject to change and as such, the variance is not considered to have materially affected the assessment of effects:

- Enabling and Demolition works commencement: 2024
- Construction start date: 2025
- First occupation: Summer/Autumn 2025
- Completion: Autumn 2031

Proposed Development Design Revisions

1.3.7 Additionally, comments from RBC in response to the drawings submitted as part of the June 2024 submission have resulted in modifications being made to the design of the Proposed Development,

primarily reinforcing the local landscape character, the character of key frontages, the framing of Site access points, and the transition between the Proposed Development and Smithy Bridge.

1.3.8 The Applicant's design response to the comments and feedback received from officers are detailed in the Design Response Document which forms part of the Application Submission. The 2024 ES assessments were based on the following parameters which have since been updated for this ES Addendum:

- Parameter Plan Green Infrastructure (Reference: BL-M-02 Revision B);
- Parameter Plan Land Use and Access (Reference: BL-M-02 Revision C); and
- Parameter Plan Scale (Reference: BL-M-04 Revision B)

1.3.9 The amended parameter plans are included in Appendix 1.3A. Revisions have been made to the following Proposed Development drawings included within the 2024 ES Volume 1 Appendix C:

- Hollingworth Road Planning Layout (East) (Drawing Number: NW111-PD-2001 D);
- Hollingworth Road Planning Layout (West) (Drawing Number: NW111-PD-1001 C);
- (Rakewood Road) General Arrangement Sheet 1 (Drawing Number: 35025-RG-LD-01 Revision B); and
- (Rakewood Road) General Arrangement Sheet 2 (Drawing Number: 35025-RG-LD-01 Revision B).

1.3.10 In addition to amendments to the drawings listed above, Appendix 1.4A, also includes an updated Landscape Concept Plan (Drawing Number: NW111-LS-001c).

1.3.11 The design amendments to the Proposed Development are summarised as below:

- The Southern Pennines National Character Area ('NCA') (NCA Reference: 36) 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 Proposed 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 the 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 dwarf 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 Proposed Development, 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.
- The transition between the Proposed Development and Smithy Bridge has been improved through the retention of the PRow network through Higher Bank Road (Reference: LitFp444) and Brown Lodge Drive (Reference: LitFp427) which provide key connecting pedestrian routes through the Proposed Development in the direction of Smithy Bridge.

1.3.12 Specific comments from RBC officers have been considered and where relevant to this ES Addendum are summarised at Table 1.2.

Table 1.2 Specific comments considered in this ES Addendum

Comments for Further Information and/or request for changes to the Proposed Development from RBC	Addressed
Excessive frontage parking and poor transition. Potential to look at variation in roof alignment / building arrangement / typology to denote transition. Consider landscaping separation between new and existing development. Confirm pedestrian connectivity runs through from all existing streets.	Section 2.2 (Traffic and Transport and Landscape and Visual).
Key connectivity node for further discussion / explanation. Concern over inorganic form and risk of vehicle / pedestrian conflict (south of the Site between Parklands East and Parklands West).	Section 2.2 (Traffic and Transport).
Area of concern (south of the Site, residential dwellings in proximity to Lake Bank). An opportunity exists for selected properties to front the lake and frame the entrance to Heald lane.	Section 2.2 (Landscape and Visual).
Vehicular turning heads into open green spaces must be avoided, especially at height.	Section 2.2 (Traffic and Transport).
Excessive frontage parking resulting in an unacceptable street scene.	Section 2.2 (Traffic and Transport and Landscape and Visual).
Utilise existing form to denote local character. Terrain change creates a landscape led frontage which should not be characterised by parked cars (where dwellings are fronting onto public open space).	Section 2.2 (Ecology and Biodiversity, Landscape and Visual, and Traffic and Transport).
Strong street frontage opportunity along Hollingworth Road.	Section 2.2 (Landscape and Visual).
Poor framing of entrances to the development.	Section 2.2 (Landscape and Visual).
Opportunity to incorporate increased tree planting within the Rakewood Road land parcel.	Section 2.2 (Ecology and Biodiversity, and Landscape and Visual)

2 Technical Chapter Amendments to the 2024 ES

2.1 ES Volume 1: Overview

- 2.1.1 The National Planning Policy Framework (NPPF) was updated in December 2024¹ and includes the reintroduction of Mandatory Housing Targets for local authorities, as well as providing revised planning practice guidance and a new Standard Method for assessing housing needs.
- 2.1.2 Except for where stated above, and the amendments to the description of the Proposed Development addressed in Section 1.3, no further changes to Volume 1 of the 2024 ES are required and the content of the Volume remains valid.

2.2 ES Volume 2: Hollingworth Road and ES Volume 4: Rakewood Road (Appendices)

Technical topics considered to be unaffected by Proposed Development amendments

- 2.2.1 None of the comments raised by RBC on the 2024 ES and Proposed Development Amendments have impacted the existing contents of the above chapters and therefore will not cause any material change to the conclusions drawn within the 2024 ES on these chapters. Given the small reduction in the quantum of the Proposed Development from 312 residential dwellings to 309, the conclusions of the chapters listed above would form a worst-case scenario for the amendments included in this ES Addendum for the Proposed Development.
- 2.2.2 The Proposed Development Amendments have no impact upon the following chapters within the 2024 ES Volume 2:
- Chapter 4 (Hydrology and Drainage), due to there being no amendments to the drainage, SuDS features or flood risk on Site;
 - Chapter 5 (Ground Conditions), as the whole Site has been assessed for the 2024 ES and the conclusions remain valid;
 - Chapter 8 (Air Quality), as the quantum of the Proposed Development has reduced from 312 to 309 dwellings rendering the existing chapter a worst-case scenario;
 - Chapter 9 (Noise and Vibration) as the quantum of the Proposed Development has reduced from 312 to 309 dwellings rendering the existing chapter a worst-case scenario;
 - Chapter 10 (Socioeconomics), as the quantum of the Proposed Development has reduced from 312 to 309 dwellings, which would result in negligible alterations to the demand on local services and the creation of construction phase jobs; and
 - Chapter 11 (Climate Change), as the baseline data used remains valid given the 10 month period since the 2024 ES' submission and the limited nature of amendments to the Proposed Development from what was previously assessed.
- 2.2.3 For the Rakewood Road land parcel, the amendments to the Site boundary and planting are addressed below. The findings within the appendices in Volume 4 of the 2024 ES remain unchanged.

¹ Ministry of Housing, Communities & Local Government (2024) National Planning Policy Framework. Available at: [National Planning Policy Framework](#)

Technical topics potentially affected by Proposed Development amendments

Chapter 2: Ecology and Biodiversity

- 2.2.4 The minor changes to submitted plans do not extend beyond the study area of the baseline ecology and biodiversity assessment. The minor reduction in the Site boundary within the Hollingworth Road parcel will reduce the area of greenspace that is developed. In response to RBC's comments regarding the South Pennines NCA there will be a reduction in planting to maximise the openness of greenspaces. This will be offset by including planting along street fronts to improve the green characteristics of the Site elsewhere. Furthermore, there will be increased planting within the Rakewood Road land parcel. Overall, these changes are of a minor nature and thus would not cause any material changes to the conclusions drawn in the 2024 ES Chapter for this topic.

Chapter 3: Landscape and Visual

- 2.2.5 The minor changes to submitted plans do not extend the study area assessed in the Landscape and Visual Impact Assessment (LVIA). The amendments to the Proposed Development include changes to the location and quantity of planting to better represent the South Pennines NCA and frame entrances in the Hollingworth Road land parcel and make better use of greenspace available within the Rakewood Road land parcel. This includes increased presence of trees along the streetscape across the entire Site. The quantum of the Proposed Development has been altered marginally, with the number of residential dwellings reduced from 312 to 309, therefore, the mass of the Proposed Development assessed in the 2024 ES forms a worst-case scenario. The Proposed Development amendments are a minor improvement from what was described in the 2024 ES, however, the improvements do not equate to significant changes when compared to the 2024 ES conclusions, therefore, no amendments to the 2024 ES Chapter for this topic are required.

Chapter 6: Historic Environment

- 2.2.6 As described in Section 1.3, the Proposed Development has been amended to improve the appreciation of local heritage, through architectural detailing, including the selective use of dry-stone walls, and selection of house types and materials. It is considered that the minor amendments to the Proposed Development are not sufficient to affect the likely significant effects identified within the 2024 ES with regard to the Historic Environment, as such, the 2024 ES Chapter remains valid.

Chapter 7: Traffic and Transport

- 2.2.7 The proposed development amendments have the potential to affect the Traffic and Transport assessment in two ways, first, through alterations to the site boundary and internal to the Site design amendments. Second, through revisions to the total unit numbers and potential amends to the baseline traffic data.
- 2.2.8 First, through the proposed amendments to the site boundary and subsequent alterations to allow UU to access water and gas pipeworks, the minor revisions to parking arrangements, removal of turning heads, retention of the PROW networks and cycle connectivity to Smithy Bridge. It is considered that these amendments are predominantly within the site and are unlikely to amend how the proposed development interacts with the wider transport network. Within the Site, the proposed amends are considered to have positively responded to design issues raised by RBC. However, in summary the amendments are not considered to materially affect the likely significant effects identified in the 2024 ES in regard to these aspects.
- 2.2.9 Second, with regard to the potential for revised impacts on the wider transport network, given the limited reduction in residential dwellings by three units and the short timeframe (10 months) between the 2024 ES and this ES Addendum, it is considered that the baseline traffic data remains accurate and the existing Transport Assessment will act as a worst-case scenario for construction and operational phases. As such, the likely significant effects identified in the 2024 ES are considered to remain valid.

ES Volume 4 (Rakewood Road Appendices)

- 2.2.10 The minor amendments to the Site boundary within the Rakewood Road parcel do not substantially change the new baseline compared to what was assessed within the 2024 ES. The Site therefore remains of a comparable area and the technical assessments do not need to be amended. The amendments to the Proposed Development include increased tree planting across the parcel, which will result in minor beneficial, but not significant, impacts to landscaping and ecology, as well as negating some of the tree planting losses in the open space of the Hollingworth Road parcel. As a result, there are no changes to the conclusions and the 2024 ES remains valid.

2.3 Cumulative Effects and Impact Interactions

- 2.3.1 An updated assessment of cumulative schemes was completed in April 2025 using RBC's planning portal² to determine whether any updates were required to the 2024 ES Volume 1: Chapter 10 (Cumulative Effects). No further schemes were identified as a result of this search. Impact interactions between technical disciplines were reviewed in the 2024 ES, however, due to the minor nature of the amendments, there are not deemed to be any changes to the significance of any residual significant effects following the consideration of impact interactions.

² Rochdale Borough Council (2025) Planning – Simple Search. Available at: <https://publicaccess.rochdale.gov.uk/online-applications/search.do?action=simple&searchType=Application>

3 Conclusion

3.1 Summary

- 3.1.1 This ES Addendum has considered the amendments made to the Proposed Development and reviewed these against the assessment of likely significant effects made in the 2024 ES to ascertain whether any residual effects would vary.
- 3.1.2 Due to the short time of 10 months that has elapsed since submission of the ES with the hybrid application in July 2024, baseline conditions have not evolved such that they would alter the assessment of effects upon them, and given the small reduction in the quantum of the Proposed Development, many of the conclusions from the 2024 ES form a conservative assessment scenario, and thus the amendments are not anticipated to result in any new significant impacts.
- 3.1.3 Further to that review, having examined the relevant technical topic assessments it is considered that the likely residual significant effects identified in the 2024 ES remain as stated.

3.2 Availability of the ES Addendum

- 3.2.1 Digital copies of the ES Addendum can be obtained at cost. To do so, please contact the Environmental Planning team at Stantec:

Environmental Planning Team
Stantec UK Limited
100 Barbirolli Square
Manchester
M2 3PW

Tel: 0161 245 8900

- 3.2.2 Comments on the hybrid application can either be made to RBC online³ or can be forwarded to the following address:

Planning and Development
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Tel: 0300 303 8873

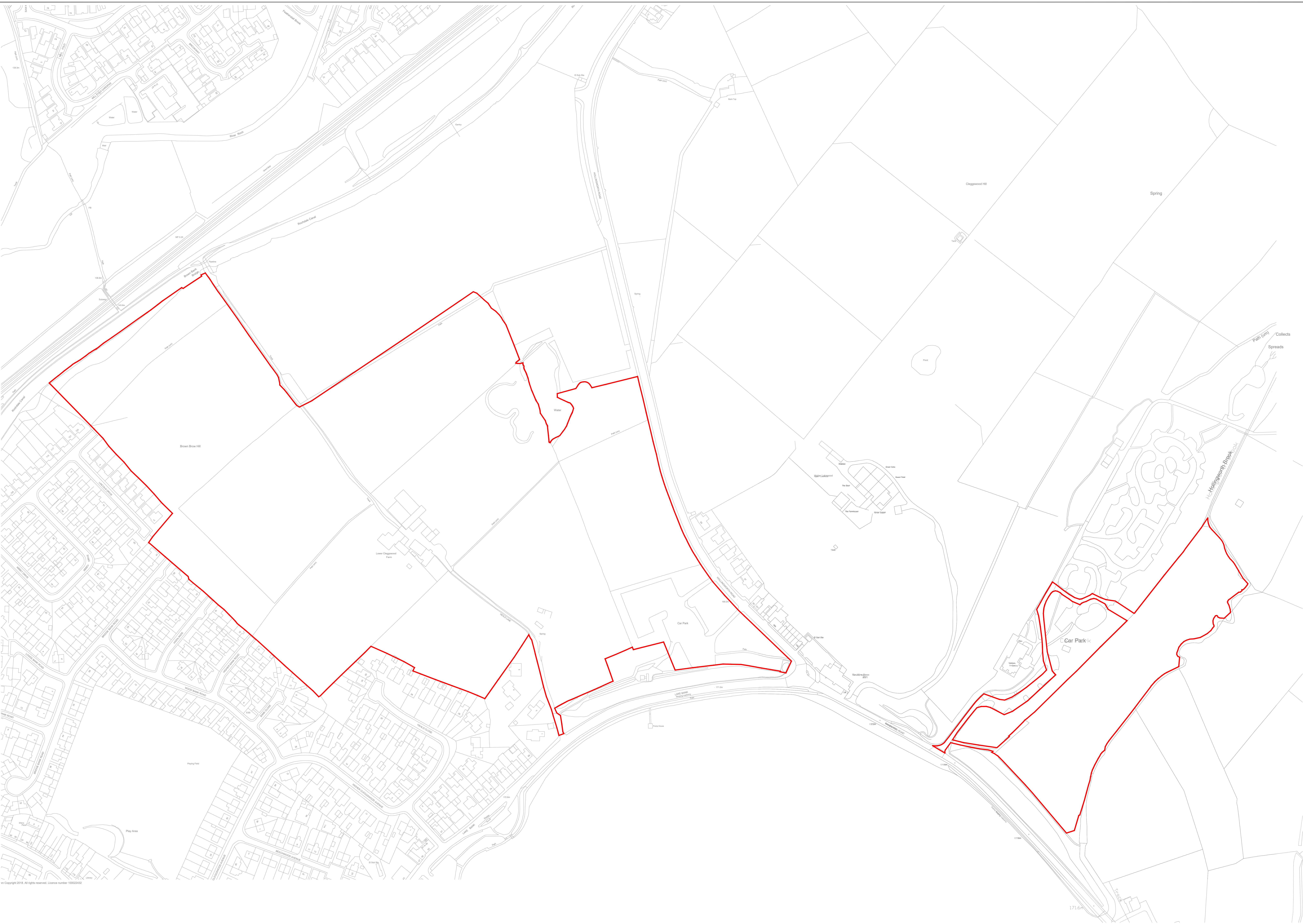
³ Comments can be submitted online at the following web address: <https://publicaccess.rochdale.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=SFA8VYNBJG000>

Appendix 1.1A Site Location Plan

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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SEPARATE GROUP / SITE SPECIFIC CONSTRUCTION NOTES AND MATERIALS SPECIFICATION.



Revision.		
C	Title sheet updated	02.04.25
B	Red edge updated in line with UU title plan and legal boundary	24.03.25
A	Red edge updated to include replacement car park	08.04.24

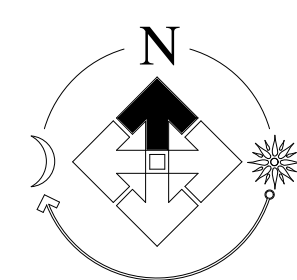
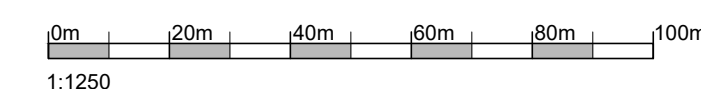
LITTLEBOROUGH
Hollingworth Road

Location Plan

DATE: 14.02.2024
SCALE: 1:1250 @ A0
DRAWN: AF
CHECKED: RTD

BLOOR HOMES®

Hollingworth Rd, Littleborough



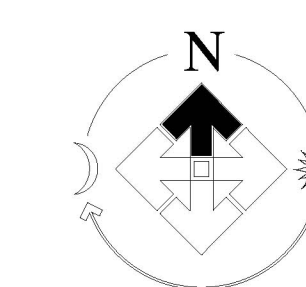
Appendix 1.2A Illustrative Masterplan



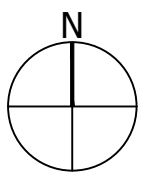
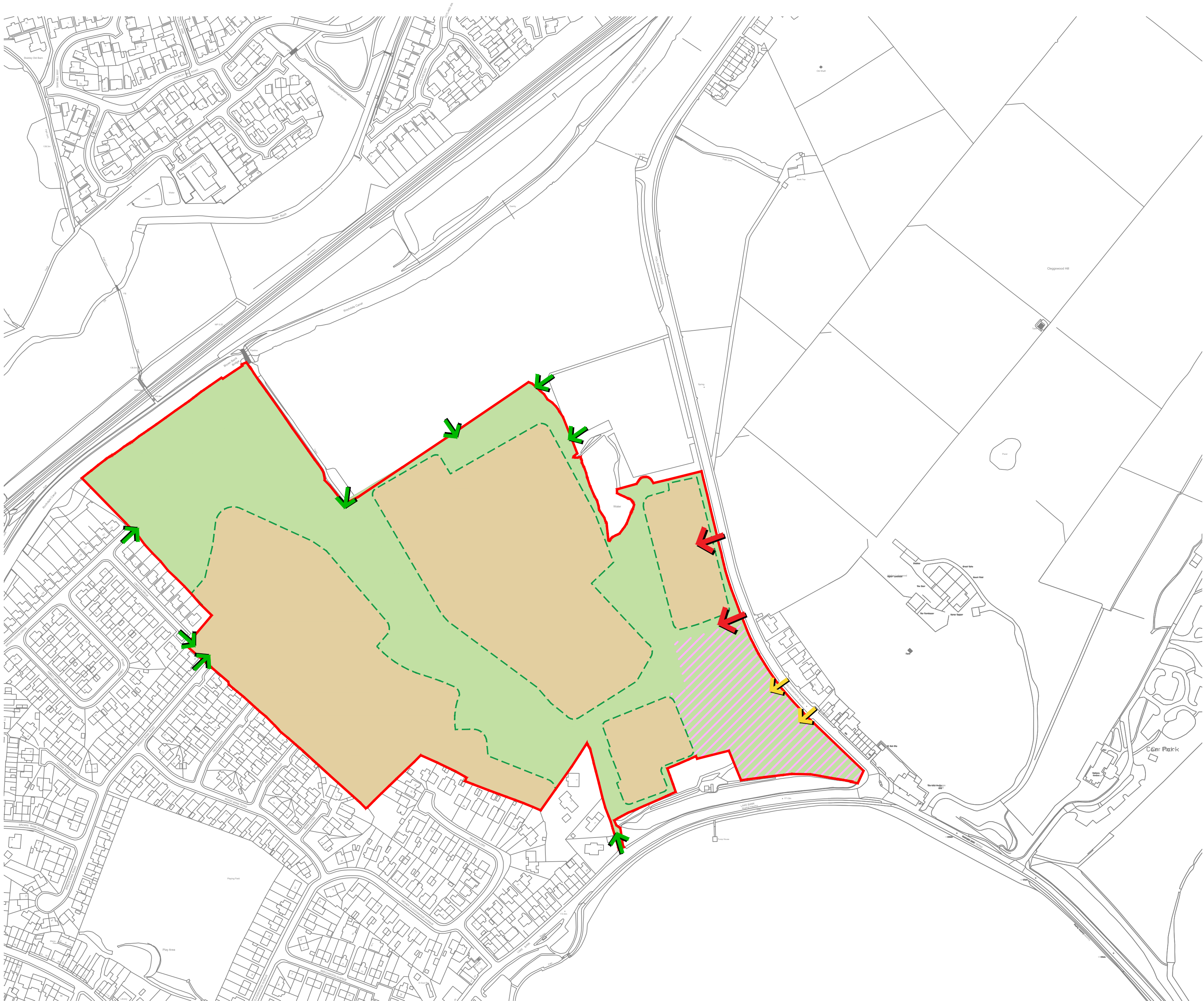
Proposed residential development at
Hollingworth Road, Littleborough

April 2025

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Appendix 1.3A Parameter Plans



LEGEND

- Site Boundary
- Main Vehicular Access
- Pedestrian and/or Cycle Access
- Potential School Access
- Flexible Boundary of Green Infrastructure (within a tolerance of +/-5m)
- Residential (Including incidental POS)
- Area for Primary School
- Green Infrastructure
Including: Access, public open space, drainage, footpath, cycleways, recreational areas, limited parking, play areas, allotments and planting

Project
Hollingworth Road, Littleborough

Drawing Title
Parameter Plan
Land Use and Access

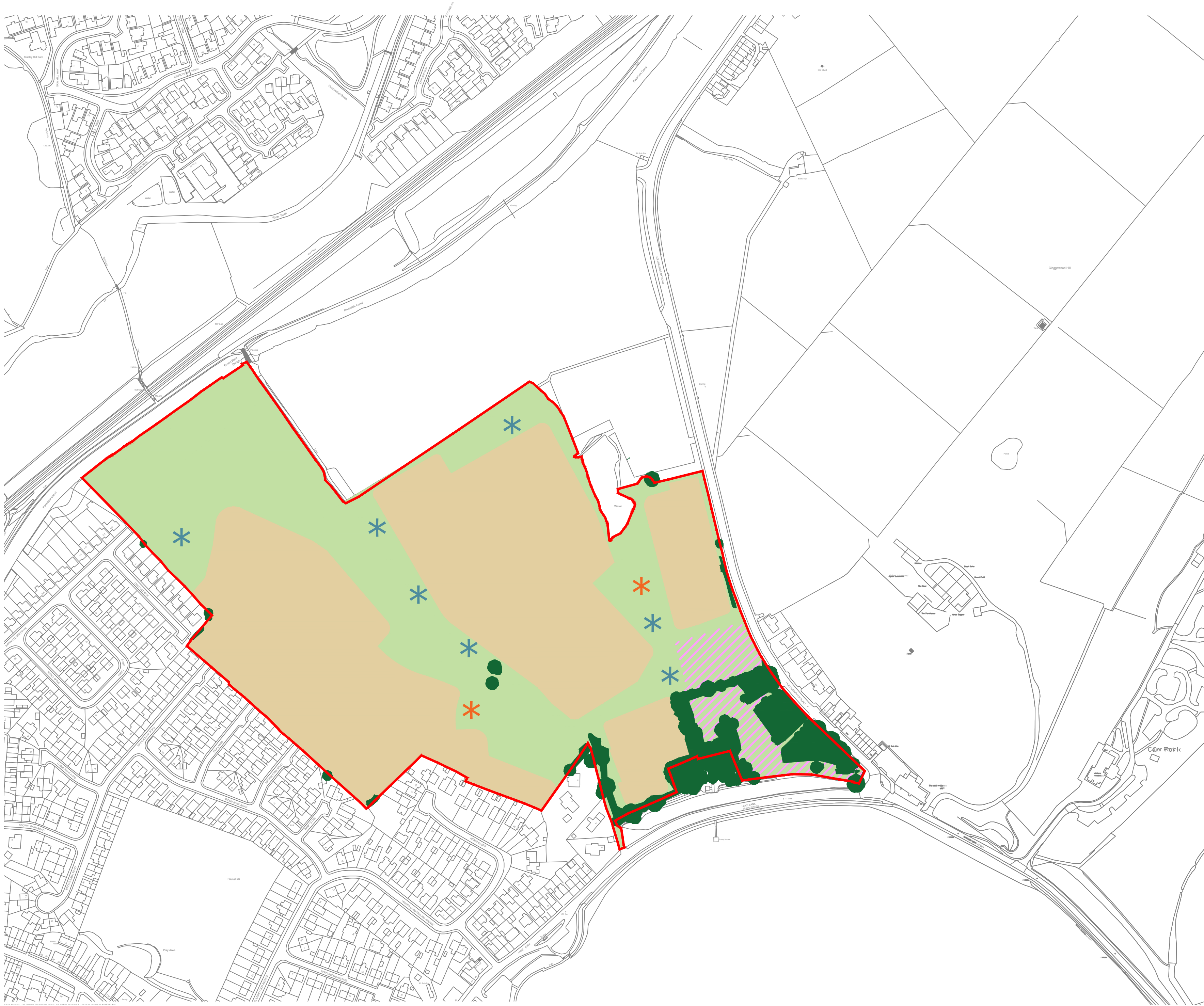
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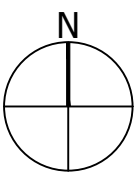


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The scaling of this drawing cannot be assured

Revision		Date	Drn	Ckd
C	Red line updated	28.04.25	MN	BW



LEGEND

- Site Boundary
- Development Area - Including: Residential, incidental green space provision and landscaping
- Areas of Green Infrastructure - Including: Access, public open space, drainage, footpath, recreational areas, play areas and planting
- Attenuation Ponds
- Play Spaces
- Existing vegetation to be retained subject to more detailed survey work
- Area for Primary School

Project
Hollingworth Road, Littleborough

Drawing Title
Parameter Plan
Green Infrastructure

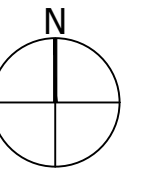
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Revision	Date	Drn	Ckd
C Update to red line	28.04.25	MN	BW



LEGEND

Site Boundary

Up to 11.5m high
(Up to 2.5 Storey)

Area for Primary School

Green Infrastructure
Including: Access, public open space, drainage, footpath, cycleways, recreational areas, limited parking, play areas, allotments and planting

Notes:

- In residential areas incidental elements such as chimneys may exceed the ridge by up to 1.5m.
- Some re-modelling of the existing ground levels will be necessary to achieve appropriate development platforms. Finished ground levels are not known at this stage and these could vary up to +/- 2 metres from the AOD heights shown

Contours denote existing ground levels AOD.

Project
Hollingworth Road, Littleborough

Drawing Title
Parameter Plan
Scale

Date	Scale	Drawn by	Check by
11.03.24	1:2500@A2	MN	BW
Project No	Drawing No	Revision	
333101823	BL-M-04	C	



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Appendix 1.4A Proposed Development Drawings

Private	Type	Beats	Stores	N
	Buxton	3	2	2
	Raywode	3	2	2
	Lyford SS	3	2	2
	Kent	3	2	2
	Husley	3	2	2
	Sharncliffe	3	2	2
	Wintham	3	2	2
	Whallon	3	2	2
	McQueen	3	2.5	2
	Locke	4	2	2
	Bredley	4	2	2
	Vivatt	4	2	2
	Wetton (QA-L)	4	2	2
	Wollaton	4	2	2
	Watercroft (QA-L)	4	2	2
	Langley	4	2	2
	Luffington (QA-L)	4	2	2
	Shakespeare	4	2	2
	Oufren (QA)	4	2	2
	Hinwood	4	2	2
	Venwood (QA-L)	4	2	2
	Peele	4	2	2
	Dawlish	4	2	2
	Dalgety (QA-L)	4	2	2
	Mere	5	2.5	2
	Ralegh	5	2	2
	Buxton (QA-L)	5	2	2

Social Rent				3.9
	Type	Beds	Storeys	N
NSSM-2B4P Sansom-M4(2)		2	2	1
NSSM-3B5P Sutherland-M4(2)		3	2	

Shared			11.3
	Type	Beds	Stores
NSSM-284P Sansom-M4(2)		2	2
NSSM-385P Sutherland-M4(2)		3	2
B80059 Sapsford		3	2

Total	30
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Revision

G	Area to plots 203 - 204 amended following comments, feature square to front of 162 placed	14.04.24	AF
F	Plots 203 & 188 - 191 pulled forward to create more of a continuous frontage	02.04.24	AF
E	Layout redesigned following meeting with planners / 5 bays reduced to edge of Hill View / Sales area reduced / Plots fronted Hillings with 100m stipulated / Affordable rent plots added / Hill View and Lakeside properties related to different overlook POS	20.02.25	AF
D	Access to the site corrected (two ends of 6.75m road added) / Added turning head/CIP in front of plot 130	31.05.24	AF
C	Sales area adjusted to include Kales sales office, shop homes Kales, Locke, Wetton	23.04.24	JPW
B	Layout updated following comments - McQueen added, Drives adjusted / Sales area adjusted / QA version added / Road width after Feature Square is now 5.5m	15.03.24	AF
A	Layout updated following comments	01.03.24	AF

Planning Layout

BLOOR HOMES®

Drawing No. NW111-PD-1001 G



	H1 - Gravel in cellular grate system		P1 - Native woodland scrub mix refer to 3502S-RG-LD-01 sheet 3 for planting maintenance and schedules		Sewer easement
	H2 - Self binding gravel path		P2 - Native hedge mix refer to 3502S-RG-LD-01 sheet 3 for planting maintenance and schedules		
	H3 - Tarmac access road to engineers detail		P3 - Native groundcover mix refer to 3502S-RG-LD-01 sheet 3 for planting maintenance and schedules		
	S1 - Conveyance swale		P4 - EMI - Erosion/general purpose madow mixture refer to 3502S-RG-LD-01 sheet 3 for planting maintenance and schedules		
	E1 - Railway sleeper edge refer to 3502S-RG-LD-04 for detail		P4 - Tree existing with root protection zone		
	E2 - Timber edge to gravel path refer to 3502S-RG-LD-04 for detail		Tree to be removed		
	F1 - Post and rail fence refer to 3502S-RG-LD-04 for detail		Tree proposed, refer to 3502S-RG-LD-01 sheet 3 for planting maintenance and schedules		
	Clear maintenance zone for brook 9m from top of bank		Ecological constraint		
	Indicative headwall to engineer specification		Section line, refer to 3502S-RG-LD-02 for illustrative sections		

Appendix 1.5 The 2024 ES

Document References:

- ES Volume 1 – Overview: (332010570/ ES Vol.1)
- ES Volume 2 – Hollingworth Road Land Parcel (332010570/ ES Vol.2)
- ES Volume 3 – Hollingworth Road Land Parcel Appendices (332010570/ ES Vol.3)
- ES Volume 4 – Rakewood Road Land Parcel Appendices (332010570/ ES Vol.4)