



Paul Butler Associates

Planning, Development & Heritage Consultants

Tony Rollins

Proposed New House, Land at Salley
Street, Calderbrook, Littleborough,
Rochdale

Planning and Heritage Statement

16 October 2024

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Job Number: 19/1313

Project: Outstanding house

Client: Tony Rollins

File Name: Planning and Heritage Statement 16.10.2024

Document Preparation/Checking Record:

	Name and Qualifications	Position	Date
Prepared by:	David Tye BSc MTPL MRTPI	Director	02.09. 2019
Checked by:	Tom Flanagan MTCP MRTPI	Director	16.10.2024
Issued by:	David Tye BSc MTPL MRTPI	Director	16.10.2024

Document Revision Record:

Issue No.	Date	Details of Revisions

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1. Introduction

- 1.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates (PBA) on behalf of Mr Tony Rollins, the owner of the proposed application site. The statement has been prepared in support of a proposal for the *'erection of a new dwelling with associated landscaping and new access from Salley Street'*.
- 1.2 The proposals are supported by a series of drawings and reports including a Design and Access Statement prepared by Chartered Architects, James Campbell Associates Ltd; a Phase 1 Preliminary Risk Assessment prepared by TJ Booth Associates; and an outline Drainage Strategy prepared by TJ Booth Associates
- 1.3 During pre-application consultation with Rochdale Borough Council regarding the development of the site, the Council Planning Officer considered the application property to be located close to 9-19 Salley Street and nearby Ventilation Chimney/Shafts associated with Summit Tunnel both of which were considered to be 'non-designated heritage assets'. As a result, the applicant has researched the historical development of the locality and these assets before submitting the detailed plans which form part of this planning application. The information gathered as part of this review has provided an understanding of the significance of these heritage assets which has allowed the applicant to confirm that the scheme does not harm the significance of either asset.
- 1.4 The pre-application consultation with the Council did not identify any listed buildings or conservation areas which were sufficiently close to the application site to require assessment as part of a heritage assessment.
- 1.5 The purpose of this Planning and Heritage Statement is to provide information to help Rochdale Council to make an appropriate judgement and decision with regard to this application. This Statement should be read in conjunction with the plans and other technical reports which together comprise the planning application.

1.6 The Planning and Heritage Statement has been prepared following a visual and photographic survey of the application site and surrounding area, in addition to an analysis and assessment of available historic cartographic sources. The planning history of the site has also been reviewed on Rochdale Council's online database although this review did not identify any previous applications for the site which might affect the assessment of this application. In order to provide a clear understanding of the planning and heritage considerations associated with the proposal this statement includes:

- A description of the application property and a description of the surrounding area;
- A description of the proposed development;
- A review of relevant national and local planning and heritage policy of relevance to the proposed development;
- An appraisal of the proposed development in relation to planning policy guidance and setting out the material considerations against which a planning application should be determined;
- A heritage appraisal which considers the potential impact of the proposal on the settings of nearby non-designated heritage assets; and
- A conclusion.

2. The Proposed Application Site and Surrounding Area

The Proposed Application Site

- 2.1 The proposed application site is located in Rochdale MBC, and lies just to the north of Calderbrook. To the south of Calderbrook is the town of Littleborough. In 2001, Littleborough and its associated suburbs of Calderbrook, Shore and Smithy Bridge had a population of 13,807. Littleborough occupies the upper Roch Valley below the foothills of the South Pennines and lies approximately 4.5 miles north east of Rochdale Town Centre. Littleborough lies 12.6 miles north-northeast of Manchester. Milnrow and the M62 motorway are to the south. To the east are the rural uplands of Blackstone Edge which is largely undeveloped.
- 2.2 The application site is located just to the north of Calderbrook. It lies on the north west of Salley Street and comprises an area of land upon which a series of timber sheds which have a domestic appearance have been constructed. Further smaller timber structures are present which may have been used for the keeping of birds. It is not clear whether the timber sheds have been used for the keeping of animals or have functioned as domestic outbuildings in conjunction with one or more of the nearby residential properties. At the time of our site visit on 13th June 2019, the site was overgrown and the sheds did not appear to have any active use. There was no evidence to suggest the land was being used as grazing land or for the keeping of horses.
- 2.3 The site is 0.12 hectares in size and aside from the three timber buildings does not contain any permanent masonry buildings. The southern boundary of the site is formed by Salley Street, a tarmacked road, which runs southwest to northeast. The northern boundary of the site is formed by 'Higher Calderbrook Road' which runs south west to north east and adjoining the application site is a public footpath as opposed to a 'road'. The eastern boundary of the site is formed by land and buildings associated with Dean Hurst Farm which straddles Salley Street. Adjacent to the western boundary of the application site is land which appears to be associated with the side/rear of 19 Salley Street.

2.4 The topography of the site slopes from the public footpath ('Higher Calderbrook Road') at the north west of the site downwards to the south east – where the site meets Salley Street. Also running from the north west to south east is a gully. Whilst not an active streambed, the vegetation present suggest this part of the site is poorly drained. Whilst Salley Street is adjacent to the lowest part of the site, the highway occupies an elevated position allowing extensive views down the valley and over Summit in the direction of Higher Chelburn Reservoir and Blackstone Edge beyond. A short row of trees lies in the verge of the highway which separates the application site and Salley Street.

2.5 With regard to the site's boundaries, these are:

- at the northern boundary, a timber post and wire mesh fence beyond which are the remains of a low drystone wall;
- at the western boundary, a short section of timber post and rail fence close to Salley Street and beyond a longer section of drystone wall backed by a timber post and rail fence;
- at the southern boundary with Salley Street, a low drystone wall with a post and wire mesh fence adjoining the northern side of the wall; and
- at the eastern boundary with the farm, a timber post and wire mesh fence.



Figure 1: The application site looking south towards Salley Street, with The northern boundary in foreground.



Figure 2: View looking north towards the application site with the farm beyond.



Figure 3: View looking towards the western boundary of the application site looking towards land at the rear of 19 Salley Street.

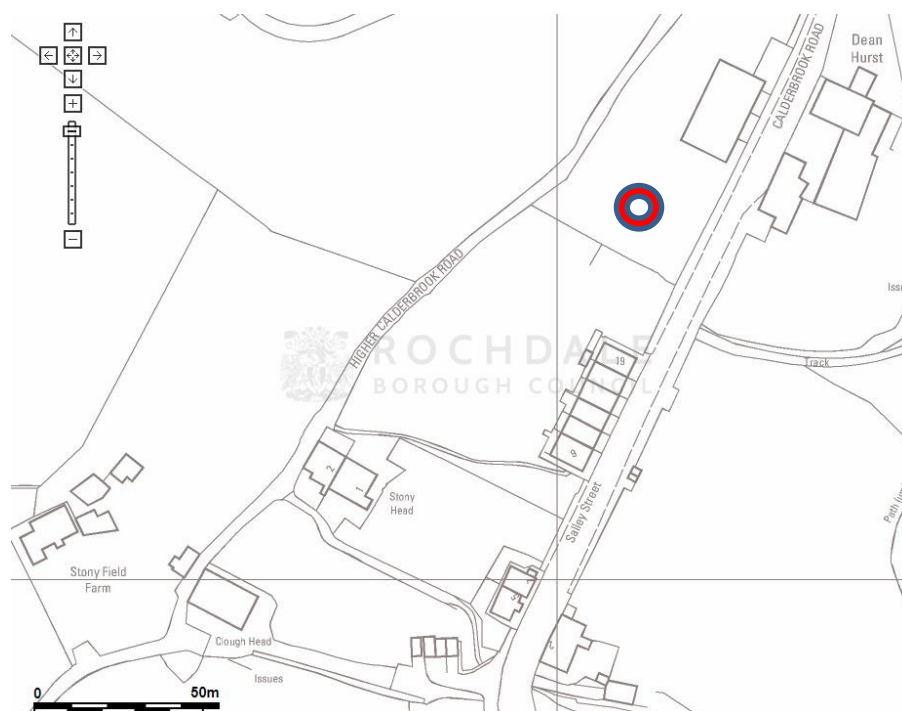


Figure 4: The application site (identified by a red circle)

The Surrounding Area

- 2.6 The application site lies close to Summit and Calderbrook, semi-rural settlements located close to the long established township of Littleborough. Calderbrook is formed by a range of residential properties, diverse in both their ages and architectural styles, including traditional stone built terrace cottages, late twentieth century bungalows and houses along with some contemporary residential development by Barratt Homes at St. James' Place. St. James Parish Church is a focal building locally and is visible from within and outside the settlement.
- 2.7 Whilst the general appearance of the application site can be described as open, it lies within an area which accommodates a variety of farm buildings, cottages and other residential dwellings. Adjoining the southern side of the site are a row of 6 terraced dwellings at 9-19 Salley Street and to the north is Dean Hurst Farm which includes the farmhouse and associated farm buildings. To the south of 9-19 Salley Street are a further grouping of dwellings which comprise of dwellings 1, 3, 5 and 7 Salley Street on the north side of the

road with a further dwelling at 2 Salley Street on the southern side. To the west of the site are further buildings at Stoney Field Farm, Cloughhead and two dwellings at Stony Head. The area in which the site is located is characterised by randomly positioned dwellings set within a landscape which is generally open. A few hundred metres to the south of the application site and a five minute walk is Calderbrook with the majority of this area being identified as being within the Defined Urban Area. St James' Parish Church and all the dwellings and buildings which lie to the north of Calderbrook Road, including the building groupings known as 'Middle Calderbrook' and 'Higher Calderbrook' lie within an area designated as Green Belt which is characterised by randomly located dwellings set within large curtilages.

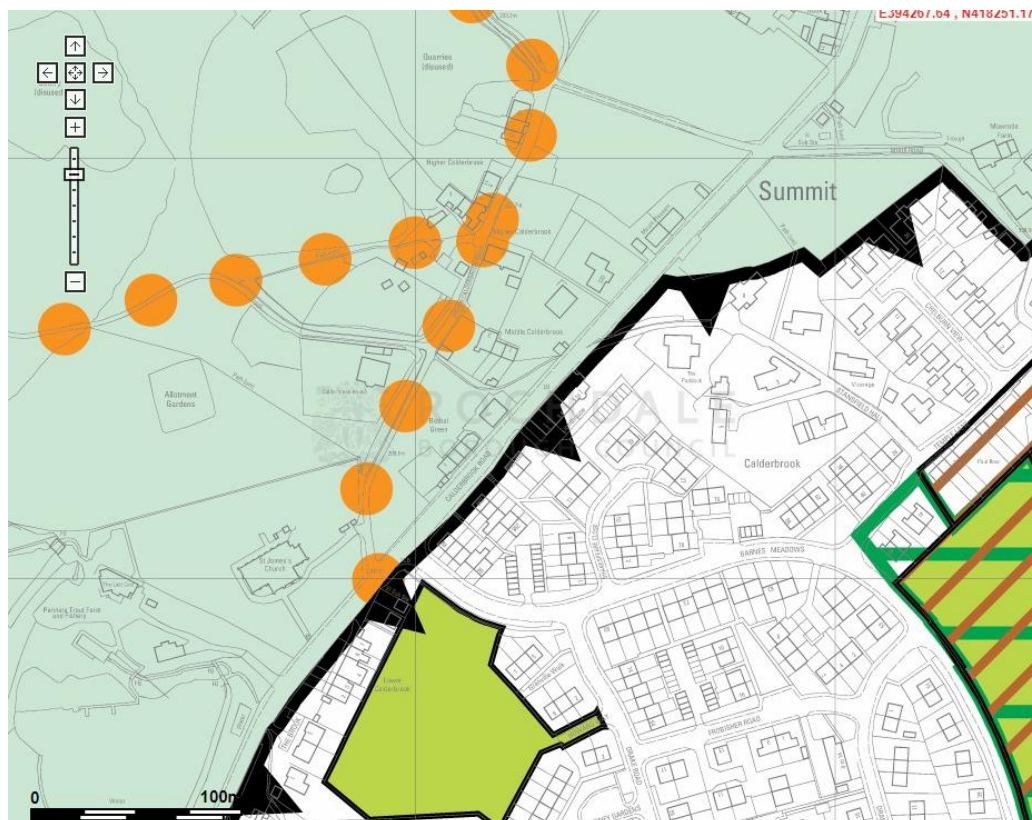


Figure 5: Extract from UDP showing the settlement boundary of Calderbrook

- 2.8 The application site lies within an area alongside Salley Street which is semi-rural and contains groupings of farmhouses, cottages and other buildings. Land further to the north becomes more open and rises up to the adjacent to moorland.

3. The Proposal

- 3.1 The proposals are for a new dwelling with associated landscaping and new access from Salley Street.
- 3.2 The proposed dwelling is a 4-bed family home comprising approximately 312 sq. m of floorspace. The principal consideration driving the design of the dwelling has been the applicant's desire for the proposal to be considered to be of exceptional design quality and be a truly outstanding new dwelling which will lift the profile of the Borough by achieving the highest standards in architecture whilst at the same time being sensitive to the characteristics of the immediate area in terms of both architecture and landscape. These considerations have been accompanied by an underlying desire to create a new building with high sustainability credentials.
- 3.3 A further underlying design objective has been to design a dwelling which sits comfortably and unobtrusively within the Green Belt with its semi-rural setting. The approach to the general design, siting, massing, appearance, and landscaping is integrated with the surrounding landscape and minimise any potential impacts on the openness of the site which is recognised as being designated as Green Belt.
- 3.4 The architect has taken inspiration for the design from the Summit Tunnel which runs deep below the application site, linking Summit and Walsden. The 1.6 m tunnel at the time of opening was the world's longest rail tunnel and was the key engineering structure which facilitated the opening of the first trans-Pennine rail link between Leeds and Manchester. The arched entrances of Summit Tunnel and round ventilation shaft structures which punctuate the moorland above it every c.100m or so, are features celebrated by the design of the new dwelling.
- 3.5 The design proposes two principal levels of living accommodation. The majority of the accommodation is positioned at ground floor in a crescent shaped floorplan which is sunken and nestles into the hillside, looking out into a sheltered and private courtyard. Above this is

a much smaller first floor level accommodating a lounge which is positioned to take advantage of views across the lower part of the valley to the hillside opposite.

- 3.6 The ground floor accommodation includes a simple kitchen/diner providing a space for the applicant's family to come together at mealtimes. To the wings of the crescent shaped groundfloor are bedrooms. Ensuites are positioned abutting the northwest elevation which adjoins the hillside. All the ground floor rooms benefit from natural daylight provided from the intimate courtyard into which they face.
- 3.7 The courtyard is positioned behind an earthwork through which the site is accessed via a gated entrance. The pedestrian, cyclist and vehicle access is shared through this entrance which celebrates the entrances to Summit Tunnel from which the general design takes inspiration. The lounge is topped by a cylindrical light well, the design of which celebrates the nearby cylindrical tunnel ventilation shaft caps (Figures 9 and 10). The lounge light well has been designed to be significantly lower than the much taller ventilation shaft structures serving the railway, therefore the new structure will never be confused with the railways ventilation shaft structures which are taller and also topped by metalwork.
- 3.8 The main entrance to the dwelling is from the courtyard where level access into the ground floor of the dwelling has been provided for. The courtyard concept works well and ensures that all the features associated with domestic occupation such as car parking, bin storage, cycle storage and other storage needs are contained within the enclosed courtyard area or within garage and storage/stable buildings integrated within the courtyard walls. The field surrounding the building therefore remains as field without any domestic elements. The field area can be managed to encourage an enhancement to biodiversity.
- 3.9 The overall profile of the proposed dwelling and courtyard whilst nestling into the hill side and retaining a low profile do, retain a similar site section along the southwest and northeast boundaries. This allows the topography and landscaping to flow down into the development allowing the opportunity to form green roofs which will merge seamless with the retained grassed areas. The use of natural stone and non-reflective glazing will provide a building which is quietly respectful of its place. Whilst a new earth embankment boundary

is proposed along part of the boundary of the site, the DAS notes that this will be landscaped accordingly using native species to deliver landscaping and biodiversity benefits.

- 3.10 A new vehicle access from Salley Street, giving vehicular and pedestrian access via a driveway, will be provided via a gated entrance. Refuse and recycling bins will be taken to Salley Street from where they will be collected. The courtyard will accommodate all drop off and parking requirements and a double garage.
- 3.11 The dwelling will be designed to be energy efficient and will take advantage of renewable energy. This will achieve a reduction in energy consumption and minimise the use of energy derived from fossil fuels.
- 3.12 Further information regarding the design of the proposed dwelling is provided within the Design and Access Statement prepared by James Campbell Associates whilst the sustainability credentials of the scheme are also considered in the 'Design and Energy Conservation' section of the same document.

4. Planning Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires the determination of planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The purpose of this section of the report is to outline relevant policies contained within National and Local Policy. The planning application shall be assessed against policies in the National Planning Policy Framework (NPPF) and the Development Plan for Rochdale. The key planning policies are outlined below.

National Planning Policy Framework (NPPF)

- 4.2 Published in December 2023, the National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development. It seeks to achieve this objective by providing the following advice:

Section 2 'Achieving Sustainable Development'

- 4.3 Paragraph 7 states *'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'*
- 4.4 Paragraph 8 states *'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy’.

4.5 Paragraph 9 states *‘These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area’.*

4.6 Paragraph 10 states *‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development’.*

Section 4 ‘Decision-making’

4.7 Para 38. *‘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’.*

Section 5 'Delivering a sufficient supply of homes'

Identifying land for homes

- 4.8 Paragraph 70 advises that small housing sites *'can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly'*.

Rural Housing

- 4.9 Paragraph 84 states that *'Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
 - d) the development would involve the subdivision of an existing residential building; or*
 - e) the design is of exceptional quality, in that it:*
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area'.*

Section 12 'Achieving well-designed and beautiful places'

- 4.10 Para 131 states that *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process'.*

- 4.11 Paragraph 135 advises that *'Planning policies and decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 4.12 Paragraph 139 advises that *'Development that is not well designed should be refused'*. Part B of Paragraph 139 goes on to advise that significant weight should be accorded to development that exhibits *'Outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'*.

Section 13 Protecting Greenbelt Land

- 4.13 Para 142 states that *'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'*.
- 4.14 Paragraph 143 states that *'Green Belt serves five purposes:*
- a) to check the unrestricted sprawl of large built-up areas;*

- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land’.*

4.15 Paragraph 152 states that *‘Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances’.*

4.16 Paragraph 153 states that *‘When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*

4.17 Paragraph 154 states that *‘A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*

- *not have a greater impact on the openness of the Green Belt than the existing development; or*
- *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority’.*

Section 15 ‘Conserving and enhancing the natural environment’

- 4.18 This establishes the need to protect and enhance biodiversity. Paragraph 180 e) advises that planning decisions should enhance the natural environment by *‘Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans’.*

Section 16 ‘Conserving and enhancing the historic environment’

- 4.19 Paragraph 200 advises that *‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting’.* Section 6 of this statement demonstrates that the information and significance requirements of national policy have been complied with.
- 4.20 Paragraph 201 of the NPPF advises that *‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal’.*

- 4.21 Paragraph 203 of the NPPF advises that *'In determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness'.*
- 4.22 Paragraph 209 advises that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.*
- 4.23 With regard to assessing substantial harm, National Planning Practice Guidance (NPPG) advises: *'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.'* (Paragraph: 017 Reference ID: 18a-017-20140306).

Development Plan for Rochdale

4.24 Planning policy guidance of relevance to the proposal, and which provides the context for its assessment, is set out within the development plan. The Development Plan for Rochdale comprises the following documents:

- Places for Everyone (March 2024);
- Rochdale Adopted Core Strategy (October 2016);
- Rochdale Borough Unitary Development Plan (June 2006);
- Guidelines and Standards for Residential Development Supplementary Planning Document (June 2016);
- Residential Design Guide Supplementary Planning Document (September 2007);
- Climate Change Adaption Supplementary Planning Document (June 2012).

Places for Everyone (March 2024)

4.25 The nine combined authorities of Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan have prepared a Strategic Plan covering the nine areas. The Places for Everyone Plan took effect and became part of the statutory development plan for each of the authorities in March 2024. At a meeting of Full Council in March 2024, Rochdale Council adopted the Places for Everyone Joint Development Plan Document. The Places for Everyone Plan policies of relevance to this proposal are outlined below:

4.26 Policy JP-S1: Sustainable Development. In order to address climate change, the PfE plan has an ambition to be carbon neutral by 2028. To meet this target new development will have a critical role to play and all new homes and commercial/industrial buildings will need to achieve net zero carbon by 2028. It is expected that development in the Plan area will apply a net zero carbon approach to operational emissions up until 2028, thereafter emissions in construction should be considered. Minimum carbon reduction targets will be set in line with the Future Homes Standard of 80% or until such a time this is superseded. Development will need to follow the energy hierarchy to maximise on site energy measures first.

- 4.27 Policy JP-S2: Carbon and Energy. In order to deliver carbon neutrality by 2038, the policy supports a range of measures to reduce greenhouse gas emissions.
- 4.28 Policy JP-H1: Scale, Distribution and Phasing of New Housing Development. The policy sets out a requirement for 175,185 net additional dwellings to be delivered over the plan period. Approximately 10,500 new homes are proposed for Rochdale during the 2022 to 2039 plan period. The new homes are to be of a good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution will support the PfE strategy of reducing the need to travel.
- 4.29 Policy JP-H3: Type, Size and Design of New Housing. Development should promote a range of dwelling types and sizes to meet local needs and deliver more inclusive neighbourhoods. All development should meet the National Described Space Standards and be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.
- 4.30 Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity. The policy aligns with the requirement at national level to plan for a biodiversity net gain in new development.
- 4.31 Policy JP-P1: Sustainable Places. Policy JP-P1 sets 17 key attributes that all development should be consistent with. In respect of distinctiveness, development should have a clear identity that: A) Responds to conserving and enhancing the natural environment, landscape features, historic environment and local history and culture; B) Enables a clear understanding of how the place has developed; and C) Respects and acknowledges the character and identity identify of the locality in terms of design, siting, size, scale and materials used.
- 4.32 Policy JP-C8: Transport Requirements of New Development. The policy requires new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency and help deliver high quality, attractive, liveable and sustainable environments.

Rochdale Adopted Core Strategy (October 2016)

- 4.33 The Rochdale Core Strategy was formally adopted by the Council on 19 October 2016. It forms part of the Local Plan for Rochdale Borough and will be used in decision-making on planning applications. The following policies are of relevance to the application proposal:
- 4.34 Policies SO1 to SO5 in Chapter 4 of the Core Strategy set out the strategic objectives of the Council. These are centred on the themes of: 'economy'; 'healthy and successful communities'; 'design and quality place'; 'greener environment'; and 'accessibility and sustainable transport'. The detailed policies for the Core Strategy are then grouped under these key themes. In accordance with the guidance contained in the National Planning Policy Framework, Policy SD1 states that the Core Strategy is centred on delivering and supporting sustainable development.
- 4.35 Chapter 6 presents the spatial strategy for the Borough. Policy SP1 states that the Borough will contribute to the success of the Manchester city region and the north west by playing its part in the delivery of sustainable development and investment that meets national and sub regional objectives for housing and employment growth.
- 4.36 The following detailed policies of the Core Strategy have been considered in the preparation of this planning application.

S02 Creating Successful and Healthy Communities (Strategic Objective S02)

- 4.37 Policy C3 'Delivering the right type of housing' seeks to ensure that new development provides housing types that take account of local needs and aspirations. It recognises that the supply of larger and higher value housing in the Borough is limited and aims to ensure the supply of larger and higher value housing is increased. Policy C3 sets out the importance of securing a high standard of design and layout that produces attractive places and takes account of energy efficiency and climate change. The Policy also establishes the importance of making efficient use of land whilst delivering a range of housing to widen choice in the Borough. In the north of the Borough Policy C3 places particular importance

on providing a range of higher value housing to attract and retain residents and supports the delivery of higher value dwellings.

Improving Design, Image and Quality of Place (Strategic Objective S03)

- 4.38 Policy P1 'Improving Image' requires design which is of a high standard in all developments and establishes that it will be crucial for the Borough to require design which is of a high standard, demonstrating both innovation and originality. This policy also promotes the development and re-use of under-used land.
- 4.39 Policy P2 'Protecting and enhancing character, landscape and heritage' seeks to protect enhance the Borough's character, and the qualities of its landscapes, utilising the considerable potential of these assets in scheme development. It encourages new development to integrate successfully with the key natural features of the Borough and the Pennine landscape. New developments are encouraged to take opportunities to protect and open up important views of hills and valleys which are part of the Borough's unique character.
- 4.40 Policy P3 'Improving the design of new development' states that development including landscaping should adhere to high standards of design. The policy therein sets out design principles which development should comply with. New development should seek to:
- Enhance the Borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general;
 - Ensure that buildings contribute positively to the townscape, and are well proportioned;
 - Incorporating design measures that design out crime and ensure developments and spaces are safe to use and access (including lighting as appropriate);
 - Ensure that the intended functions of buildings and spaces are easily understood, and their entrances appropriately located and visible;

- Ensure buildings can be easily adapted to meet future/alternative needs of occupants;
- Minimise impact upon the environment, and help adapt to the impacts of climate change, including by re-using existing buildings and materials (maximising the benefits of existing embodied energy) and utilising sustainable drainage (Policies G1 and G2);
- Design buildings and spaces so that quality and appearance can be maintained over time; and
- Reduce the monotony and visual impact of car parking areas by using substantial and well integrated landscaping.

Promoting a Greener Environment (Strategic Objective 04)

- 4.41 Policy G1 'Tackling and adapting to climate change' aims to ensure that new development minimises its impact on climate change. This involves locating new growth so as to reduce the need for travel and locating development close to areas which are already well served by services. The use of renewable energy and zero carbon development will be encouraged and designers of new buildings should seek to ensure they require the minimum amount of energy to function. Reduced CO2 emissions will be encouraged through a fabric first approach, and the use of renewable and low carbon technologies. Development is encouraged to respond to the impacts of climate change through the provision of new water features (to deliver biodiversity, landscape and flood prevention benefits); the incorporation of appropriate water conservation and management measures (such as Sustainable Drainage Systems including ensuring that the rate of run-off on 'greenfield' sites is not increased and avoiding the use of impermeable surfaces); the retention of existing trees is encouraged as is tree planting and the incorporation of 'green roofs' wherever possible.
- 4.42 Policy G4 - Protecting Green Belt land advises that the Council will continue to protect from inappropriate development the following areas of Green Belt:

- *South of the borough: the urban fringe countryside in the south where its primary role will be to prevent neighbouring towns from merging (i.e. land between the towns of Rochdale, Middleton and Heywood and between those and towns outside the borough); and*
- *North of the borough: the Pennine rural fringe to the north and east of the borough where its primary role will be to prevent encroachment into the countryside (i.e. land north of Rochdale and Heywood, east of Rochdale).*
- *Here development will be restricted to those limited types of development which are deemed not to be inappropriate by national planning policies unless very special circumstances can be demonstrated.*
- *This policy advises that 'We will encourage the continued operation of major developed sites in the Green Belt and support limited infilling and redevelopment where this maintains beneficial uses and does not harm the Green Belt'.*

4.43 Policy G7 'Increasing the value of biodiversity and geodiversity' advises that opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest will be supported. No development should result in a net loss of biodiversity or geodiversity. Policy G7 notes that a particular priority lies with protecting and enhancing the biodiversity of the countryside around towns. Planning application proposals will be assessed to ensure development would not affect a species protected by law or its habitat. Development proposals should seek to protect existing biodiversity including, trees, flora and fauna and where possible enhance biodiversity by incorporating features such as ponds, appropriate habitat, green roofs and walls and bat/bird boxes.

4.44 Policy G8 'Managing water resources and flood risk' seeks to ensure that new development does not lead to any increased form of flooding locally or downstream, does not impede natural water or flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating flood risk, is itself protected from flood risk and ensures prudent use of flood resources. Proposals should seek to incorporate appropriate measures for the management of surface and flood water including flood storage areas, Sustainable Urban Drainage Systems (SUDS) and the protection of 'overland

flow paths'. The Policy draws attention to the need for development to comply with any Surface Water Management Plan or drainage strategies produced, such as for the identified critical drainage areas of Littleborough. Proposals are encouraged to incorporate rainwater collection measures that are integral to the design of buildings and spaces.

- 4.45 Policy G9 'Reducing the impact of Pollution' requires that new development does not lead to an increase in air, water, noise, light or other pollution. The Council will seek to ensure that new development is not adversely affected by existing sources of pollution such as roads and certain types of industry.

Improving Accessibility and Delivering Sustainable Transport (Strategic Objective 5)

- 4.46 Policy T1 'Delivering Sustainable Transport' states that the Council will secure a programme of sustainable transport proposals to ensure accessibility for all users and reduce pollution and climate change emissions. Individual developments can contribute toward these objectives by being located so as to minimise the need to travel and incorporating electric vehicle charging points and including cycle parking provision.

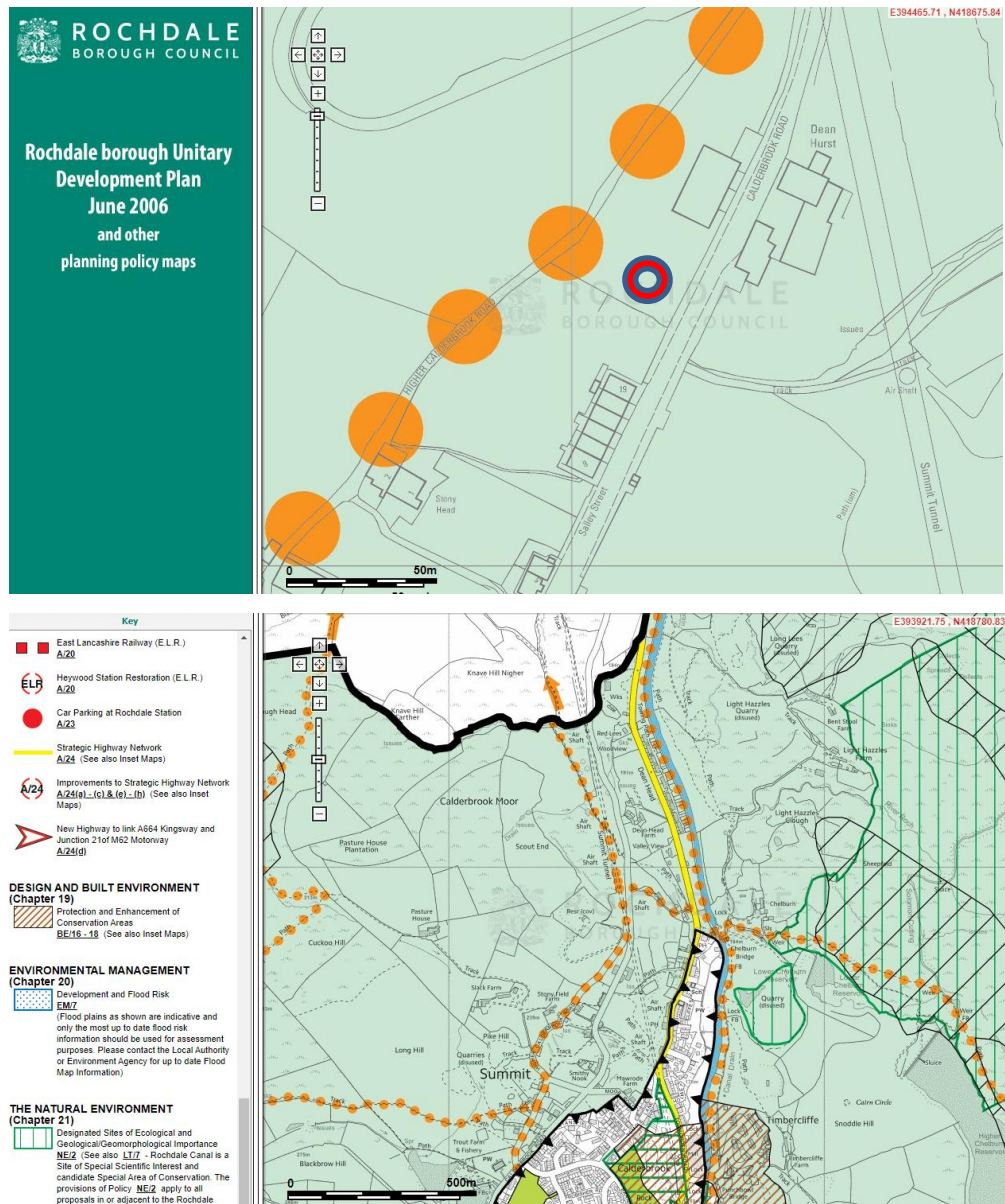
Delivery of the Core Strategy and Assessment of Planning Applications

- 4.47 Policy DM1 'General Development Requirements' sets out a number of basic planning and design considerations which development proposals will be expected to demonstrate compliance with the following criteria:
- a) Are of high quality design and take the opportunity to enhance the quality of the area;
 - b) Are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users;
 - c) Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;
 - d) Mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary;

- e) Provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location;
- f) Do not have an adverse impact on health, through its impact or the effect of existing problems e.g. land contamination, or poor air quality;
- g) Provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs e.g. local shops, community, leisure and sport facilities and provision of open space;
- h) Minimise opportunities for crime against people or property;
- i) Take account of ground conditions including unstable or contaminated land - where a potential risk exists, a survey should be carried out and any necessary remedial measures identified and carried out; j. Incorporate, where appropriate, high quality landscape schemes;
- k) Have assessed whether the development may be affected by ground instability;
- l) Have considered the availability of water and wastewater infrastructure, and any need for additional capacity; and m. Do not lead to impacts detrimental to the conservation interests of European Protected Sites.

Rochdale Metropolitan Borough Council Unitary Development Plan 2006

4.48 Policies saved by direction on 13 May 2009 and of relevance to the proposed development are set out below:



Figures 6 and 7: Extracts from the Rochdale Borough Unitary Development Plan: The application site and adjacent land and dwellings are located within the Green Belt (Green wash) where Policies G/D/2 and D/4 will apply. Higher Calderbrook Road is highlighted (Orange circles) as a Recreational Right of way where Policy RE/6 will be applied.

Defined Urban Area, Green Belt and Protected Open Land Policies

- 4.49 G/D/2 Green Belt advises that the Green Belt will be protected from inappropriate development in order to satisfy the purposes of including land within it.
- 4.50 D/4 Control of Development in the Green Belt – General advises that approval will be given for development in very special circumstances if development does not prejudice the primary purposes and visual amenity of the Green Belt.

Housing Policy

- 4.51 G/H/1 Housing advises that housing in sustainable locations, of good design will be encouraged.

Countryside and Rural Economy

- 4.52 RE/6 Recreational Rights of Way advises that the Council will work to develop, in partnership with other agencies, bodies, occupiers and landowners, a system of strategic recreational rights of way as identified on the Proposals Map. The intention will be to secure the protection, development and improvement of these routes to link areas of managed and accessible countryside and establish links with routes in the wider region. The Council will encourage schemes which facilitate the greater use of these routes.

Accessibility Policies

- 4.53 G/A/1 Accessibility advises that the Council will seek to facilitate accessible development by integrating land-use development and transport.
- 4.54 A/3 New development - Access for Pedestrians and Disabled People encourages the provision of safe and convenient access for pedestrians, disabled people and other people with restricted mobility, relative to the scale, type and location of development.

- 4.55 A/4 New development - Access for Cyclists advises that proposals will be permitted where the design and layout of development schemes facilitate safe and convenient access for cyclists, relative to the scale, type and location of development.
- 4.56 A/8 New development - Capacity of the Highway Network states that new development will be permitted provided that the additional traffic generated will not be detrimental to the safe and efficient operation of the highway network, both adjacent to and further away from the site.
- 4.57 A/9 New development - Access for General Traffic – states that new developments will be required to facilitate safe and convenient access for general traffic, which includes cars, motorcycles and commercial vehicles, relative to the scale, type and location of development.

Design and Built Environment

- 4.58 G/BE/1 Design Quality advises that new development will be required to contribute to the provision of an attractive, safe and accessible built environment.
- 4.59 BE/2 Design Criteria for new development states that development proposals are required to demonstrate good design by ensuring that they are compatible with their surroundings by virtue of their scale, density, height, massing, architectural style and details and means of enclosure; create visual interest; make a material contribution to the character of an area; provide safe and convenient access; minimise opportunities for crime; make adequate provision for natural light; and, minimise the potential environmental impact of development.
- 4.60 BE/8 Landscaping in new development states that all developments will be required, where appropriate, to incorporate landscape schemes of a high quality.

Environmental Management

- 4.61 G/EM/12 Renewable energy and energy conservation advises that measures to conserve and use energy efficiently within all developments will be supported and encouraged.
- 4.62 EM/13 Energy Efficiency and New Development advises that development proposals which include measures to conserve and assist the efficient use of energy will be supported where this can be successfully incorporated into the design and layout, and where there are no adverse impacts on the amenity of the surrounding area.
- 4.63 EM/16 Sustainable Energy Sources advises that proposals for the development of sustainable energy installations will be permitted where they have no unacceptable adverse impacts on local amenity or environmental quality and are shown to make an appropriate contribution to local or regional energy needs.

The Natural Environment

- 4.64 NE/3 Biodiversity and Development advises that the effect of land use changes on existing features, species and habitats of ecological value will be taken into account when assessing proposals.
- 4.65 G/NE/6 Landscape Protection and Enhancement states that development will be permitted where it conserves the physical and cultural attributes of the landscape.
- 4.66 NE/8 Development affecting trees, woodlands and hedgerows states that development proposals which do not adversely affect trees, woodlands or hedgerows will be permitted.

Supplementary Planning Guidance

- 4.67 Rochdale Council has produced a series of supplementary planning documents which are used in the determination of planning applications. Supplementary planning guidance of relevance to the proposed scheme includes:

Residential Design Guide Supplementary Planning Document (September 2007)

- 4.68 The Residential Design Guide Supplementary Planning Document (SPD) is driven by the objective that all new development in the Borough should respond carefully and thoughtfully to its site and context. It sets out a series of design principles to enable this objective to be achieved, including advice on: character; safety and inclusion; ease of movement; legibility; adaptability; sustainability; designing for future maintenance; and, well-designed buildings.

Climate Change Adaption Supplementary Planning Document (June 2012)

- 4.69 This SPD recognises the impact of climate change on the built environment. It details issues related to climate change which will affect new developments including their location, layout and orientation, materials, structure and construction and efficiency.

Guidelines and Standards for Residential Development SPD (Adopted June 2016)

- 4.70 The purpose of this guidance is to assist in the process of ensuring high quality design for residential development throughout the Borough and to supplement the Development Management policies and other policies contained within the adopted Unitary Development Plan and Core Strategy. The guidance focuses on specific design issues it is considered should be addressed by developers in formulating development proposals and which the Council will have regard to in considering applications for residential development. This guidance is a material consideration in the determination of planning applications.

5. Planning Appraisal

5.1 Having regard to the above planning policy guidance, the main material considerations against which the proposed scheme should be considered, and which are discussed in the following section, include:

- Principle of Residential Use
- Green Belt Considerations
- Landscape Considerations
- Energy Efficiency and Renewable Energy Considerations
- Residential Amenity Considerations
- Accessibility, Servicing and Highways Considerations
- Ecology and Biodiversity Considerations; and
- Other Considerations

Principle of Residential Use

5.2 NPPF states that *'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'* (Para 152). Paragraph 154 sets out the categories of development which are appropriate within the Green Belt and these include:

'a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or*
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority'.*

5.3 The proposal is for a new private residential dwelling on land which has not been previously developed and presently accommodates timber buildings which are temporary in nature. The erection of a dwelling does not fall within any of the categories of appropriate development set out in the NPPF. NPPF advice is broadly similar to that within Policies G/D/2 and D/4 of the adopted UDP; albeit this refers to PPG2: Green Belts which preceded the NPPF, but the thrust of which is fundamentally the same. With regard to the guidance within NPPF, the proposed new dwelling represents inappropriate development in the Green Belt and should not be approved except in 'very special circumstances'. In this regard Paragraph 153 of NPPF makes it clear that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. This report establishes that very special circumstances exist to demonstrate that the slight harm which is caused to the Green Belt is clearly outweighed by other important considerations. The remainder of this report considers these matters fully.

Green Belt Considerations

Visual Impact/Harm to Openness

- 5.4 Whilst the site itself can be described as open in character it is also apparent that the application site forms part of an area which accommodates a variety of farm buildings, cottages and other residential dwellings which provide enclosure to Salley Street. Adjoining the southern side of the site are a row of 6 terraced dwellings at 9-19 Salley Street and to the north is Dean Hurst; a farmhouse and associated farm buildings. These bookend the application site which lies between these two enclosing elements. Beyond the site randomly positioned dwellings at Stoney Field Farm and Stony Head, are set within a similar semi-rural landscape, albeit slightly more open. Abutting the northern boundary of the site is a row of trees which limit direct views into the site from Salley Street, much as the proposed embankment will. To the north of the site land becomes more open in character with fewer buildings and rising up to Calderbrook Moor.
- 5.5 It is considered the most sensitive views of the site would be from Salley Street and from the public right of way known as Higher Calderbrook Road which extends across the northern boundary of the site in a southwest-northeast direction. The combination of proposed topography and mounding combined with the low massing and siting into the hillside will give the development a recessive appearance limiting views from some of the nearby vantage points from which the development might otherwise have had a stronger visual presence.
- 5.6 The upper part of the new building which contains the lounge area will have greater visibility from Salley Street. From the public footpath (Higher Calderbrook Road) the upper part of the building which accommodates the lounge roof will restrict some views of the opposite side of the valley from the footpath, although at this point walkers will have appreciated this view previously and would be expected to be focussing on the near views of what will be an outstanding building.

- 5.7 Whilst parts of the new building will be visible from Salley Street and from the public footpath to the rear, the landscape and visual impact assessment included in the Design and Access Statement confirms that aside from the small number of nearby vantage points from where the roof and lounge would be visible, the new dwelling would have a limited visual presence. Whilst the dwelling would be seen at a distance from some other locations, the recessive design will mean that building will never be an overly prominent feature within the landscape.
- 5.8 In summary the proposed dwelling will be low and built partly into the hillside. It will be partially screened by landscaping including earth mounding and mixed native hedgerow planting. By reason of the open nature of the application site at present it is inevitable that a new building will cause some harm to the openness of the Green Belt. However, the recessive siting of the building combined with the restricted massing and limited height and proposed landscaping will reduce any impact, thereby the new dwelling could only cause 'slight' harm to the openness of the Green Belt. This slight harm is further mitigated by the nature of the surrounding landscape which accommodates a number of existing dwellings and farm buildings all of which provide an element of enclosure to Salley Street.
- 5.9 The impact of dwelling on the openness of the Green Belt is an important consideration in the planning balance and the application submission demonstrates that the design of the scheme limits any harm to the Green Belt to 'slight'. The dwelling's integration within the topography of the land, the incorporation of green roofs and the use of native landscaping creates a subtle and restrained design that will limit views of the proposed dwelling. Viewing the dwelling from outside the site's boundaries will also be difficult due to its single storey nature. Where the dwelling is visible, the use of locally sympathetic materials including natural stone will ensure that the design is sensitive to the context and character of the area.
- 5.10 Whilst the visual impact of the dwelling would be 'slight' this is not suggested to comprise a very special circumstance to justify inappropriate development in the Green Belt.

Consideration against the fundamental aims of Green Belt Policy

- 5.11 NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence (Para 142).
- 5.12 The National Planning Policy Framework (NPPF) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The five purposes of Green Belt are; to check unrestricted sprawl; to prevent neighbouring towns merging; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns and to assist in urban regeneration.
- 5.13 The proposal relates to a single dwelling which would make more efficient use of an underused site. It would have a negligible minimal impact on the five purposes that the Green Belt serves:
- There are existing dwellings in close proximity to the site which are within the Green Belt including much of the northern part of Calderbrook to the north of Salley Street including St. James' Church. The application site is located within this semi-rural area with existing buildings bookending the site which in some respects is not too dissimilar to an infill site. Development of the application dwelling will not result in the built up area of Calderbrook spreading uncontrollably into the Green Belt with the site being constrained by the boundaries of Salley Street and Higher Calderbrook Road (the footpath to the north).
 - The area of Calderbrook functions as a suburb to Littleborough. The application site is physically and visually contained within Calderbrook. It has no inter-visibility with any adjoining towns, whilst the site is adjoined by existing buildings at 9-19 Salley Street and Dean Hurst Farm. Thus, the proposal will not result in towns merging.
 - The small-scale of the proposal will ensure there is no encroachment into the countryside.

- The site is not located within or adjacent to a historic town, therefore there will be no subsequent impact on their setting and special character. The nearest heritage assets to the site are reviewed at Section 6 in the heritage appraisal which demonstrates the proposal is compliant with NPPF and local heritage policies.
- The proposals are for a single dwelling, therefore allowing its development will not have an impact upon the capacity to bring forward other housing developments on brownfield sites.

Very Special Circumstances

- 5.14 Notwithstanding the fact that the proposed dwelling will cause only 'slight' harm to the openness of the Green Belt, very special circumstances are identified below which will outweigh this harm. Although planning policy guidance doesn't set out what might constitute 'very special circumstances', it is evident from case law that a decision maker may regard these circumstances as indicating approval should be granted.

Exceptional Quality of Design

- 5.15 NPPF Paragraph 84 advises that planning policies and decisions should avoid the development of isolated homes in the countryside unless particular circumstances apply. Circumstance e) states as follows:

- e) the design is of exceptional quality, in that it:
- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area'.

- 5.16 Below, the proposal is appraised against Criteria e) of Paragraph 84 of the NPPF:

Is the design truly outstanding or innovative, reflecting the highest standards in architecture?

- 5.17 The principal consideration driving the design of the dwelling has been the applicant's drive for the proposal to be considered to be of exceptional design quality and being a truly outstanding new dwelling which will lift the profile of the Borough by achieving the highest standards in architecture whilst at the same time being sensitive to the characteristics of the immediate area in terms of both architecture and landscape. These considerations have been accompanied by an underlying desire to create a new building with high sustainability credentials.
- 5.18 Whether a design can be considered to be truly outstanding and reflects the highest standards in architecture will always be a subjective decision. In our view the submitted scheme can be regarded as truly outstanding and a noteworthy addition to the Borough.
- 5.19 The components we note in supporting these proposals are:
- A truly outstanding subtle and restrained design that provided simple accommodation to meet the living requirements of a twenty-first century family;
 - The creation of an unobtrusive dwelling which belongs to the semi-rural upland landscape in which it is located and is respectful of the built and natural qualities of the surrounding area with regard to siting, massing, materiality and landscaping;
 - The evidence of local features being celebrated by the scheme including Summit Tunnel, the Summit Tunnel Ventilation shafts and the use of traditional local stone as used in existing buildings and drystone walls.
 - The potential environmental benefits of the scheme include an enhancement to biodiversity, energy conservation benefits and meeting climate change objectives through renewable pv energy infrastructure.
- 5.20 This allows great weight to be given to the application proposal which can be regarded to comply with the design requirements of NPPF paragraph 131 and the truly outstanding design requirement of paragraph 84.

Does the design help to raise standards of design more generally in rural areas?

- 5.21 The scheme provides an exemplar of how an underused semi-rural site in a relatively exposed hillside upland location could be redeveloped to accommodate a subtle and restrained sustainable family dwelling which fits seamlessly into the landscape in which it is located.
- 5.22 The proposal shows how a new building can be sensitively located within an existing Green Belt and in close proximity to existing buildings/roads/footpaths without causing anything other than slight harm to the openness of the wider landscape. The use of renewable energy technologies and local building materials are further benefits which other schemes might seek to employ when seeking to create simple but high quality living accommodation for family occupation. As a result, the scheme would be expected to raise the standard of design in other parts of Rochdale Borough and beyond

Would there be a significant enhancement to the site and its immediate setting?

- 5.23 Whilst the existing site is not derelict brownfield land it is clear the site is not in beneficial or productive use and has not been for some time. It is occupied by a series of timber sheds which have a domestic appearance. The site does not appear to benefit from an active use. The existing condition of the site is likely to be ecologically poor and its size means it is unlikely to be used for anything other than grazing.
- 5.24 Using an unproductive site to accommodate a new sustainable family home of exceptional design quality would undoubtedly provide a beneficial future use for the site. The post development position when compared with the existing position shows a significant and immediate enhancement to the visual appearance of the site through the removal of timber structures and replacement with a building of truly outstanding design quality. The site has the potential to benefit from an improvement in ecological value through habitat enrichment.

Would the development be sensitive to the defining characteristics of the local area?

- 5.25 The design is clearly sensitive to the defining characteristics of the local area. The architect has achieved this by designing an unobtrusive dwelling which clearly belongs to the semi-rural upland landscape in which it is located and is respectful of the built and natural qualities of the surrounding area with regard to siting, massing, materiality and landscaping. The proposals take inspiration from and celebrate features apparent within the local landscape including Summit Tunnel, the Summit Tunnel Ventilation shafts and the use of traditional local stone as used in existing buildings/drystone walls.
- 5.26 The above assessment has demonstrated that the scheme accords with NPPF policy and may be regarded as an appropriate development within the countryside as the design may be regarded to be truly outstanding, reflecting the highest standards in architecture, would help to raise standards of design more generally in rural areas; and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area. Furthermore the unusual celebration of tunnel engineering also allows the scheme to be regarded as innovative.

Landscape Considerations

Landscaping Scheme

- 5.27 The landscaping scheme aims to integrate the scheme with the surrounding hillside environs. Swathes of meadow grass will be planted along the slopes of the site, in the same orientation as the contours to complement the topography. In this way the landscaping scheme is treated as an integral part of the development.
- 5.28 Hard surfaces are contained within the courtyard perimeter thereby retaining the openness of the site and being sensitive to the defining characteristics of the area. The landscaping scheme will also seek biodiversity gain and species which result in an improved habitat will be selected. A planting plan is anticipated to be conditioned as part of any approval.

Landscape and Visual Impact Assessment

- 5.29 The Design and Access Statement includes a landscape and visual impact assessment which demonstrates the development can be successfully integrated with landscape in which it is located. This assessment demonstrates the scheme architecture and landscaping) fits in with the overall form and character of its surroundings.

Energy Efficiency and Renewable Energy Considerations

- 5.30 An important consideration in the scheme's development has been to reach for the high sustainability credentials for the new dwelling. This objective has been approached bearing in mind that within the Green Belt some types of renewable energy installations such as wind turbines would constitute inappropriate development.
- 5.31 The Design and Access Statement confirms the use of renewable energy technologies. The proposal is anticipated to use a ground source heat pump whilst photo voltaic cells will generate electricity from solar radiation. Where possible construction materials will be selected to have excellent levels of Fabric Energy Efficiency and low environmental impact and to be responsibly sourced. In terms of impact, the ground source heat pump will draw heat from the ground below the site and the photo voltaic cells will be sensitively located within the courtyard. Any impact on the openness of the Green Belt is therefore negligible.
- 5.32 The sustainable approach taken to the efficient use of energy and incorporation of on site renewable technologies which include for the generation of heat and electricity through the use of renewable energy technologies will ensure the proposal accords with the sustainability objectives of the NPPF; and, policies of the Rochdale Core Strategy (Policy G1 'Tackling and adapting to climate change'; Policy G9 'Reducing the impact of Pollution') policies of Rochdale's UDP (G/EM/12 Renewable Energy and Energy Conservation, EM/13 Energy Efficiency and New Development, EM/16 Sustainable Energy Sources and supplementary planning guidance including the 'Residential Design Guide', and 'Climate Change Adaption' SPDs.

Residential Amenity Considerations

- 5.33 Whilst the application site is close to 9-19 Salley Street, the siting of the new dwelling is sufficiently distant to ensure that there is an acceptable relationship between existing and proposed dwellings. The siting and design of the new dwelling ensures that there is no loss of privacy to neighbouring dwellings or their gardens. Furthermore it is noted that there are no windows in the gable of No 19 Salley Street which look across at the application site. The relationship of new dwelling to existing ones ensures that there is no adverse impact caused to the amenity of neighbouring residents by way of either overlooking, overbearing or overshadowing impact. The proposal will therefore accord with the core principle of the NPPF, policies of the Rochdale Core Strategy policies (Policy DM1 'General Development Requirements') policies of Rochdale's UDP (Policy BE/2 'Design'); and supplementary planning guidance including the 'Residential Design Guide' SPD, and 'Guidelines and Standards for Residential Development' SPDs.

Accessibility, Servicing and Highways Considerations

- 5.34 Access to the site will be from Salley Street via a new driveway through a contoured earth mound designed to provide an element of shelter to the development and also privacy for the residents. This driveway opens out into the courtyard which provides access to a double-garage and also provides manoeuvring space for resident cars. The incorporation of a double garage ensures that the courtyard can remain free of resident cars as required.
- 5.35 The courtyard will accommodate open storage for wheelie bins. Ample space for wheelie bins for 'paper', 'card and cartons'; 'glass, cans and bottles'; 'garden and food waste' and also 'residual domestic waste' is provided.
- 5.36 The development of a single new dwelling will generate only limited additional traffic movements on Salley Street. The driveway access is designed to meet highway visibility requirements and its use and any the additional vehicle movements will not raise any highway safety issues.

- 5.37 In summary, it is clear there is a satisfactory vehicular access with appropriate parking, manoeuvring, and servicing arrangements proposed taking into account of the proposed use and semi-rural location.
- 5.38 The site is considered to be located in a sustainable and accessible location due to its proximity to Calderbrook and Littleborough and the facilities the local area has to offer. Calderbrook/Summit are a short walk and from here there are bus services to Littleborough and beyond. Littleborough has a train station providing regular services to Manchester and Leeds. There are a variety of bus stops located within a 5-10 minute walk of the site (Figure 8). There is ready access by bus from these stops to Burnley via Todmorden and also to Rochdale via Littleborough. Regular services include the 590 and 589.

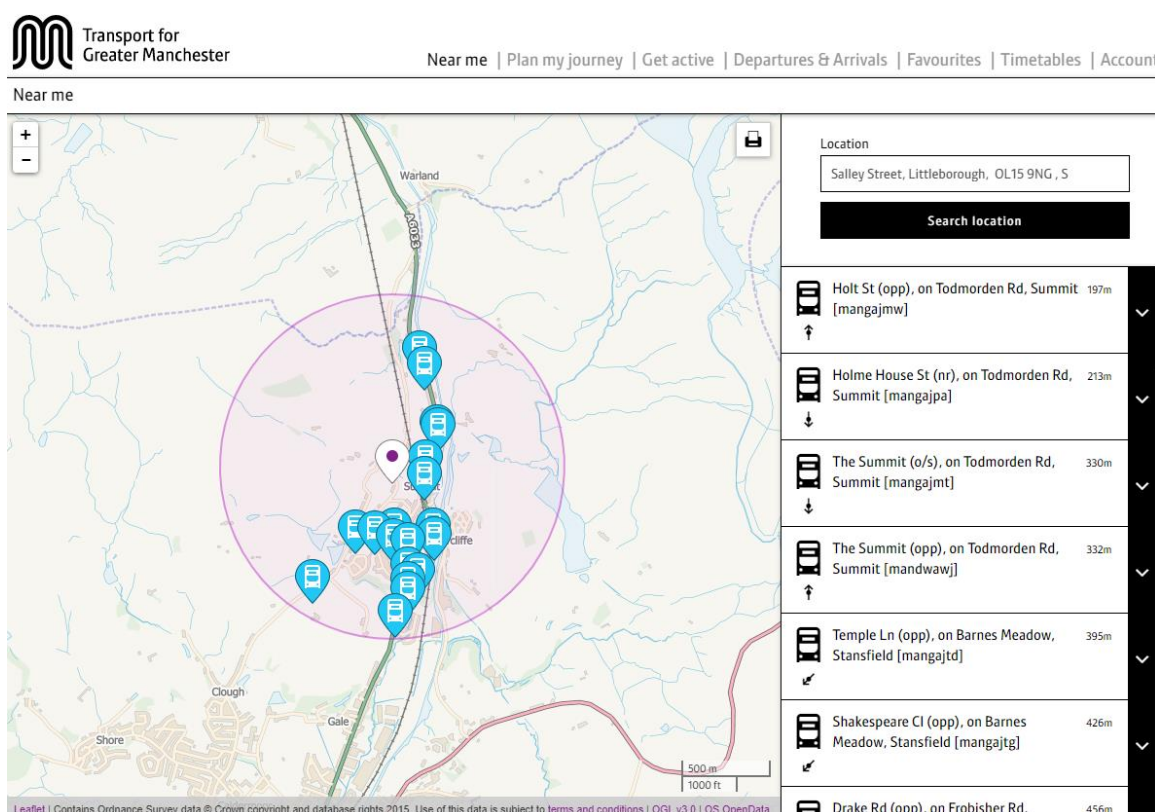


Figure 8: Bus Stops within walking distance, Source Transport for Greater Manchester.

- 5.39 Cycle storage is included within the development which is accessible from the courtyard and is capable of accommodating four cycles. This will allow residents easy access to Littleborough which is 10 minutes away by cycle.

- 5.40 Level access is proposed from the courtyard into the ground floor level of the house with the kitchen dining area and bedroom accommodation being accessible to disabled people and other people with restricted mobility.
- 5.41 The proposal will therefore accord with the sustainable transport objectives of NPPF, the policies of the Rochdale Core Strategy policies (Policy G1 'Tackling and adapting to climate change', Policy T1 'Delivering Sustainable Transport' and Policy DM1 'General Development Requirements'), policies of Rochdale's UDP (UDP policies G/A/1 'Accessibility', A/3 'New development - Access for Pedestrians and Disabled People', A/4 'New development - Access for Cyclists', A/8 'New development - Capacity of the Highway Network', A/9 'New development - Access for General Traffic' and BE/2 'Design'); and supplementary planning guidance including the 'Residential Design Guide' SPD, and 'Guidelines and Standards for Residential Development' SPDs.

Ecology and Biodiversity Considerations

- 5.42 Ecology policy G7 of the Core Strategy sets out the Council policy to protect and increase the value of biodiversity and geodiversity.
- 5.43 The planting plan which informs the landscaping scheme will set out how the development will contribute to materially enhancing local biodiversity eg recommending appropriate planting, creating nesting boxes, etc.
- 5.44 The planting plan will respond to NPPF Section 15. Conserving and Enhancing the Natural Environment, Core Strategy Policy (Policy G7 'Increasing the value of biodiversity and geodiversity'), UDP policies (NE/3 Biodiversity and Development, G/NE/6 Landscape Protection and Enhancement, NE/8 Development affecting trees, woodlands and hedgerows)

Other Considerations

Provision of High Value Housing

- 5.45 Core Strategy Policy C3 'Delivering the right type of housing' seeks to ensure that new development provides housing types that take account of local needs and aspirations. It recognises that the supply of larger and higher value housing in the Borough is limited and aims to ensure that the supply of larger and higher value housing is increased, particularly in the north of the Borough. Policy C3 also sets out the importance of securing a high standard of design and layout that produces attractive places and takes account of energy efficiency and climate change. The development proposed would meet these housing policy objectives and bring an additional site forward for development which is likely to deliver a dwelling which would be likely to achieve Council Tax E or above.
- 5.46 The Council Housing Strategy 2017-2022 confirms that there continues to be an oversupply of older terraced housing and a lack of high value housing across the Borough means that it is failing to attract and retain residents with higher incomes. Specifically at p18 the strategy states that *'At present we do not have enough high value housing in the borough, with only 7% of homes in Council Tax Bands E and above, compared to the national average of 19%. The provision of high value housing could increase the wealth profile of the Borough by retaining existing, and attracting new, higher income earning households and skilled workers to underpin the local economy'*. Under Priority 1: New homes stated goals include; to provide good-quality homes that attract people to live in the Borough; to support the housing aspirations of new and existing residents to ensure there is a wide choice of homes in a range of different tenures and to increase the number of high value homes (Council Tax E and above). The application proposal will contribute towards the provision of higher value accommodation and importantly will meet the stated objectives and targets within the within Housing Strategy.

Suitability of Land for Development

5.47 Policy G9 of the Core Strategy sets out the Council's policy regarding reducing contamination and land instability. A Phase 1 Preliminary Risk Assessment has been submitted in support of the application. This confirms the site has not been subject to any previous uses which may have left a legacy of contamination. The report notes that '*The BGS boreholes map indicates boreholes within close proximity to the Site which should be relatively accurate to onsite geology. The boreholes indicate coal seams within the development, but not beneath the foundation – so seams are likely to be encountered on excavation. There is a potential gas risk from these seams. The Landmark Environmental data search report indicates the Site is at risk from radon and required protective measures in the development*'. These matters are capable of mitigated by an appropriately worded planning condition.

6. Heritage Appraisal

Introduction

- 6.1 This section reviews the potential heritage impact of the proposed new building. It demonstrates that the applicant has considered the potential impact of the application proposals on all non-designated heritage assets identified during pre-application discussions with the local planning authority.
- 6.2 The analysis considers the following potential heritage impacts:
- The potential impact associated with the development of a new building on the two nearby ventilation shafts associated with the Summit railway Tunnel and;
 - The potential impact associated with the development of a new building on the adjacent row of terraced properties at 9-19 Salley Street.
- 6.3 Paragraph 194 of the NPPF advises that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'*. The onus on defining the heritage significance of the building therefore falls on the applicant.
- 6.4 The English Heritage Publication 'Conservation Principles: Policies and Guidance' (English Heritage, 2008) suggests a number of criteria which will assist in the recognition of heritage values in the historic environment. These are:
- Evidential Value which derives from the potential of a place to reveal evidence about past human activity.
 - Historical Value which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.

- Aesthetic Value which derives from the ways in which people draw sensory and intellectual stimulation from a place. This may include Design Value relating to the conscious design of a building and embracing composition, materials, decoration or detailing and craftsmanship.
- Communal Value which derives from meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory draw sensory and intellectual stimulation from those. Communal values are closely bound up with historical and aesthetic values but tend to have additional and specific aspects which may be commemorative or symbolic or social. Compared with other heritage values social values tend to be less dependent on the survival of historic fabric and may survive the replacement of the original physical structure so long as its key social and cultural characteristics are maintained.

6.5 The following section applies this guidance to the potential impact of the application proposal.

The Potential Impact associated with the development of a new building on the two nearby ventilation shafts associated with the Summit railway Tunnel

The Heritage Significance of Summit Tunnel

6.6 The following section applies this guidance to the potential impact of the application proposal.

6.7 Summit Tunnel runs below the Pennine hills, linking Littleborough and Walsden, near Todmorden. It represents a major feat of engineering and is the critical engineering structure which allowed the opening of the first trans-Pennine rail line. Summit Tunnel forms the highest section of the 51 miles (82 km) long Manchester and Leeds Railway, which was built parallel to the Rochdale Canal which it superseded.

- 6.8 It is understood to be one of the world's oldest railway tunnels being constructed between 1838 and 1841 by the Manchester and Leeds Railway Company to provide the first direct trans Pennine line between Leeds and Manchester.
- 6.9 Summit Tunnel was a major feat of engineering and was designed by Thomas Longridge Gooch, assisted by Barnard Dickinson. Gooch was a collaborator of George Stephenson and his son Robert Stephenson and had involvement with several railway schemes. Between spring 1835 and 1844, Gooch was the engineer for the Manchester and Leeds Railway on behalf of George Stephenson, who was working on other projects.
- 6.10 In September 1837, during Gooch's tenure, work commenced boring the tunnel. The tunnel was driven by hand through coal measures geology and cut through shale, coal and sandstone. The walls were lined with six courses of brick, using more than 23 million bricks in the construction.
- 6.11 The tunnel is just over 1.6 miles long and carries two standard-gauge tracks in a single horseshoe-shaped tube, approximately 24 feet (7.2 m) wide and 22 feet (6.6 m) high. On completion the Summit Tunnel was the longest railway tunnel in the world. The tunnel took longer to complete than had been anticipated and by its opening on 1 March 1841, Summit Tunnel had cost £251,000 to build and cost the lives of 41 workers.
- 6.12 Remarkably the Tunnel has operated almost continuously since it opened other than after a fire on 20 December 1984 which resulted in a temporary 5 month closure whilst repairs were undertaken.
- 6.13 The original contractors were Evans, Stewart and Copeland. At the peak of construction, a workforce of between 800 and 1,250 men and boys was active, aided by about 100 horses and 13 stationary steam engines. The bedrock was removed using physical strength and hand tools, illuminated only by candlelight. In March 1839, because of slow progress, the original contractors were dismissed and George Stephenson took over, after which the pace of work increased until a strike of the bricklayers occurred in March 1840.

- 6.14 Alignment of the tunnel was achieved by drilling 14 vertical shafts to provide survey points. When the tunnel was complete, two shafts were sealed and the remaining 12 were retained as ventilation. The ventilation shafts were up to 92 to 308 feet (28 to 94 m) deep. During the tunnel's service life, No.6 was sealed after rock falls. Some of the construction work was also facilitated by removing debris via these vertical shafts using steam engines.

Evidential Value

- 6.15 The two chimney/ventilator shafts are evidence of the construction and use of the Summit Tunnel and having an association with the tunnel have **medium evidential value**.

Historical Value

- 6.16 The chimney/ventilator shafts were formed to align the route of the tunnel, assisted with its construction and subsequently provided natural ventilation to one of the world's oldest railway tunnels being constructed between 1838 and 1841 by the Manchester and Leeds Railway Company to provide the first direct trans Pennine line between Leeds and Manchester. The service ventilators whilst not part of the main tunnel have **medium historical value**.

Aesthetic Value

- 6.17 The construction of the chimney/ventilator shafts construction is purely utilitarian having being built to serve an engineering function. This gives the structures, whilst distinctive features within the landscape, a **low aesthetic value**.

Communal Value

- 6.18 The structures whilst unusual features within the landscape do not function as local landmarks and there is no public access. The **communal value is low**



Figure 9: Summit Tunnel Ventilation shaft to the southeast of the application site.



Figure 10: Summit Tunnel Ventilation shaft to the north of Salley Street.

Setting

- 6.19 The chimney/ventilator shafts appear to break the ground without any regard to their immediate setting. The reason for this is that they were located to denote and plot the route of the tunnel being constructed below. The result is that they have no setting simply emerging from the topography wherever the engineering requirement demanded a shaft be located. The installations are not associated with a heritage setting.

Overall Significance

- 6.20 The two chimney/ventilator shafts in proximity to the application site evidence the construction and use of the Summit Tunnel and have an evidential and historical association with Summit Tunnel. The structures are functional engineering constructions without embellishment and have limited communal value. They are not associated with a heritage setting. Overall these features have medium-low heritage value and are likely to have group interest with other similar installations along the line of the tunnel.

The Potential Impact of the New House on the Significance of Summit Tunnel

- 6.21 The application proposal would not directly impact on any fabric associated the Summit Tunnel. With regard to the potential indirect impact of development on the shafts it has been established that the shafts do not have any setting of note.
- 6.22 The shaft to the north of Dean Hurst is located in an open grassed area without landscaping and as result has a dramatic appearance (Figure 10). There is however no inter-visibility with the application site due to the surrounding topography and the presence of a low ridge meaning it cannot be affected by the new development. With regard to the Summit Tunnel Ventilation shaft to the southeast of the application site (Figure 9) this has a series of single storey buildings on land adjoining the shaft which detract from how the shaft might otherwise be viewed. The shaft, however, continues to read as a marker of the line of the tunnel. It is apparent that the new dwelling proposed on the application site would have little if any impact on the way the shaft is viewed and experienced. Whilst the design of the

proposed new dwelling takes some inspiration from the presence of Summit Tunnel, in terms of visual appearance it is significantly different from the ventilator and is set much lower and located within a domestic context ensuring it will never be read as a nineteenth century engineering structure which forms part of the Summit Tunnel. The new building can therefore be regarded to have a **neutral** impact on Summit Tunnel.

The Potential Impact associated with the development of a new building on 9-19 Salley Street

The Heritage Significance of 9-19 Salley Street

- 6.23 9-19 Salley Street is a row of altered stone cottages. They are recorded on the County Plan of 1851 although are likely to date from the first part of the eighteenth century. They are not included on the Council's schedule of locally listed buildings. They are likely to have been built to accommodate workers and were likely associated with farming, wool production and weaving. They are constructed in local stone. Door and window surrounds are rectangular with plain stone door and window jambs and mullions. Stone flags are used as roof slates and stone chimneys are evident. Inappropriate strap pointing is noted on some properties which overtime will cause premature deterioration to the stonework.

Evidential Value

- 6.24 The cottages are evidence of simple agricultural workers dwellings of which there are numerous survivals throughout the local area. They have **low evidential value**.

Historical Value

- 6.25 The cottages are likely to date from the first part of the eighteenth century, although are altered. They have **low historical value**.

Aesthetic Value

- 6.26 These workers cottages are utilitarian having been built to serve as accommodation for workers. They lack architectural embellishment and there are no particular features of note. This gives a **low aesthetic value**.

Communal Value

- 6.27 Many similar houses exist locally and **communal value is low**.

Setting

- 6.28 The dwellings are sited to front Salley Street to which they provide strong enclosure. They benefit from views down the valley towards Summit. Private gardens have been formed to the sides and rear in what was likely originally an agricultural field. The rear of the cottages can be viewed from the public footpath to the rear. The setting is unremarkable and makes a **neutral contribution** to heritage significance.



Figure 11: Frontage of 9-19 Salley Street viewed from front Salley Street



Figure 12: OS County Series, Lancashire and Furness, 1851.

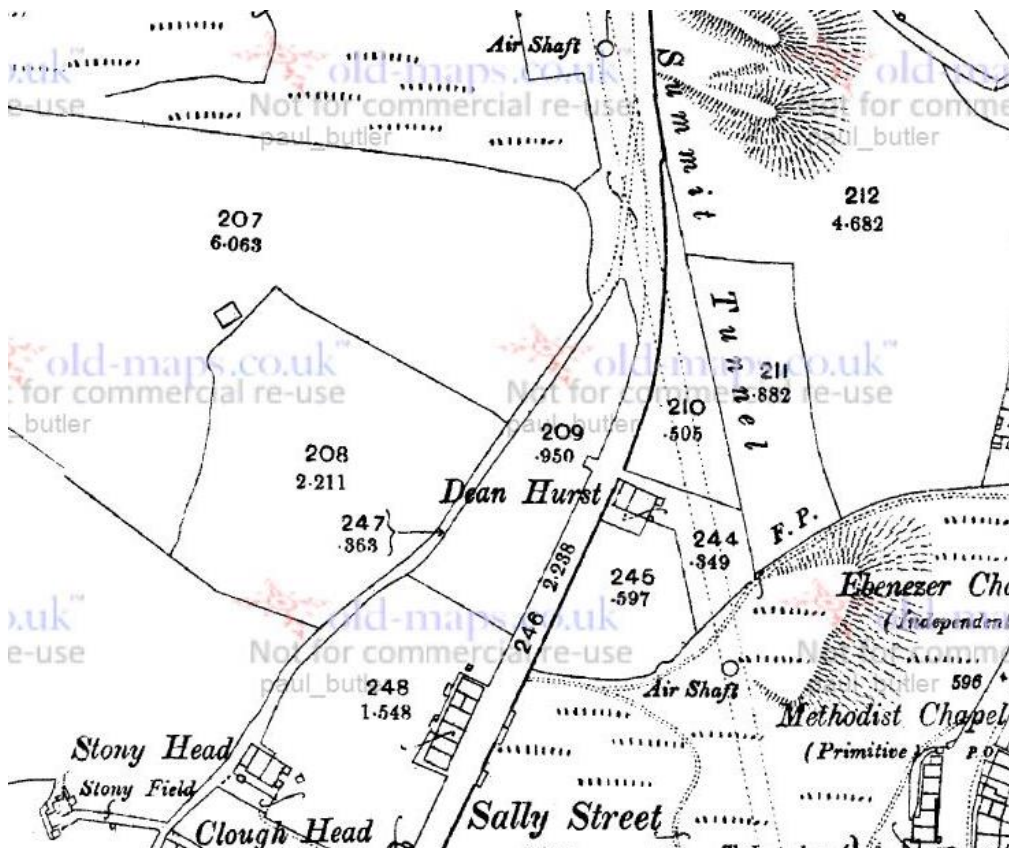


Figure 13: OS County Series, Lancashire and Furness, 1893.



Figure 14: View of the rear of 9-19 Salley Street

The Potential Impact of the New House on the Significance of 9-19 Salley Street

- 6.29 The application proposal would not directly impact on any fabric associated with 9-19 Salley Street. With regard to the potential indirect impact of development on these dwellings it has been established that the setting of the cottages is unremarkable and makes a neutral contribution to heritage significance. Furthermore it is noted that a new dwelling set well back from Salley Street would not have any implications for the way in which 9-19 Salley Street are experienced. The formation of a domestic curtilage from former grazing land would be not impact since this has already happened on land closer to the cottages where gardens have been created without detriment to heritage significance. The new building and curtilage can therefore be regarded to have a **neutral impact** on 9-19 Salley Street.
- 6.30 NPPF Paragraph 209 advises that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In*

weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’. With regard to the review above, the planning balance lies in favour of the new dwelling as a result of the neutral impact the application proposal will have on the setting of the Summit Tunnel and 9-19 Salley Street and the exceptionally high quality of the new building proposed. Considerations which add further weight to the planning balance include:

- Securing investment into the local community through the provision of jobs during the construction stage and spending in nearby facilities by future residents/employees once the new dwelling is completed and functional;
- The re-use of site without a use to accommodate a large new family dwelling; and
- The sustainability benefits listed elsewhere in this report.

7. Conclusion

- 7.1 The proposed dwelling has been considered against the policies of Rochdale's Development Plan, including those identified in the Core Strategy, the saved policies of the UDP, Supplementary Planning Documents, and the NPPF. It has been demonstrated that the proposal conforms to the criteria set out in these policies and that the principle of the development is therefore acceptable.
- 7.2 The key issue associated with the proposal relates to its potential impact on the Green Belt. However, the characteristics of area in which the site is located, the site's location adjacent to surrounding built development/roads/footpaths and the design of the dwelling will ensure that any harm is limited to slight. The appraisal above has concluded that aside from the 'slight' harm to the openness of the Green Belt no other planning harm or heritage harm can be identified to be associated with the development. The slight harm that is caused will be outweighed by very special circumstances identified, including the truly outstanding design quality design quality of the dwelling and the environmental benefits which will accrue from the development which can be regarded as an exemplar development for the Borough.
- 7.3 The proposed development is of a truly outstanding and innovative design which will achieve an appropriate relationship with the surrounding landscape and neighbouring residential developments, whilst its design and the use of renewable energy technologies will enable the dwelling to achieve positive sustainability benefits.

Appendix 1: Rochdale – Locally Listed Buildings

ID	LOCATION	TOWNSHIP	GRADE
LIB1	Pioneers House, Yorkshire Street, Rochdale	Rochdale	1
LIB2	Halifax Bank, 1 to 14 Yorkshire Street, Rochdale	Rochdale	1
LIB3	HSBC, 2 Yorkshire Street, Rochdale	Rochdale	1
LIB4	Natwest Bank, Packer Street, Rochdale	Rochdale	1
LIB5	Empire Hall, Packer Street, Rochdale	Rochdale	1
LIB6	Flying Horse PH, Packer Street, Rochdale	Rochdale	1
LIB7	Broadfield Hotel, Sparrow Hill, Rochdale	Rochdale	1
LIB8	14 Drake Street, Rochdale	Rochdale	1
LIB10	Champness Hall, 54 to 58 Drake Street, Rochdale	Rochdale	1
LIB11	Fashion Corner, 57 to 59 Drake Street, Rochdale	Rochdale	1
LIB12	Waterside House, Water Street, Rochdale	Rochdale	1
LIB13	Works building, Kenion Street	Rochdale	1
LIB14	Former music studio, Kenion Street	Rochdale	1
LIB15	Rochdale Observer and Printworks, 82 to 92 Drake Street, Rochdale	Rochdale	1
LIB16	Former Co-op shop, 7 to 11 Oldham Road, Rochdale	Rochdale	1
LIB17	33 to 37 Oldham Road, Rochdale	Rochdale	1
LIB18	1 Yorkshire Street, Rochdale	Rochdale	2
LIB19	9, 11 Yorkshire Street, Rochdale	Rochdale	2
LIB20	7 to 11 The Butts, Rochdale	Rochdale	2
LIB21	13 to 17, The Butts, Rochdale	Rochdale	2
LIB22	Baillie Street	Rochdale	2
LIB23	36 Yorkshire Street, Rochdale	Rochdale	2
LIB24	Town Hall Chambers, South Parade	Rochdale	2
LIB25	1, 3 South Parade, Rochdale	Rochdale	2
LIB27	6 Nelson Street, Rochdale	Rochdale	2
LIB28	14 Nelson Street, Rochdale	Rochdale	2
LIB29	10 Water Street, Rochdale	Rochdale	2
LIB30	4 Baron Street, Rochdale	Rochdale	2
LIB31	24, 24a and 28 Baron Street, Rochdale	Rochdale	2

LIB32	Police Headquarters, The Esplanade, Rochdale	Rochdale	2
LIB33	7 South Parade, Rochdale	Rochdale	2
LIB34	3 King Street, Rochdale	Rochdale	2
LIB35	17 Fleece Street, Rochdale	Rochdale	2
LIB36	The Roebuck PH, Yorkshire Street, Rochdale	Rochdale	1
LIB37	Regal Moon PH, The Butts, Rochdale	Rochdale	1
LIB37	Church Steps, Packer Spout, Rochdale	Rochdale	1
LIB38	Fire Station, Maclure Road, Rochdale	Rochdale	1
LIB39	15, 17 Maclure Road, Rochdale	Rochdale	2
LIB40	19, 21 Maclure Road, Rochdale	Rochdale	2
LIB41	23, 25 Maclure Road, Rochdale	Rochdale	2
LIB42	34 Middleton Gardens, Middleton	Middleton	1
LIB43	6 Middleton Gardens	Middleton	1
LIB44	4 Middleton Gardens, Middleton	Middleton	1
LIB45	1 Wood Street, Middleton	Middleton	1
LIB46	3a Wood Street, Middleton	Middleton	1
LIB47	18 Middleton Gardens, Middleton	Middleton	2
LIB48	3 Long Street, Middleton	Middleton	2
LIB49	4 Wood Street, Middleton	Middleton	2
LIB50	8a Wood Street, Middleton	Middleton	1
LIB51	10a Wood Street, Middleton	Middleton	2
LIB52	10b Wood Street, Middleton	Middleton	2
LIB53	17-21 Long Street, Middleton	Middleton	2
LIB54	8 to 10, Sadler Street, Middleton	Middleton	2
LIB55	6 Saddler Street, Middleton	Middleton	2
LIB56	83 to 87 Long Street, Middleton	Middleton	2
LIB57	54 Long Street, Middleton	Middleton	2
LIB58	23 to 25 Market Place, Middleton	Middleton	2
LIB59	Bricklayers Arms, Market Place, Middleton	Middleton	2
LIB60	Pioneers Mill's adjacent building, Lodge Street, Middleton	Middleton	2
LIB61	Lodge Mill, Townley Street, Middleton	Middleton	1
LIB62	Brookside House, Townley Street, Middleton	Middleton	1

LIB63	7 to 11 Market Place, Middleton	Middleton	1
LIB64	5 Market Place - RBS Bank, Middleton	Middleton	1
LIB65	1 Market Place, Assheton Arms Hotel, Middleton	Middleton	1
LIB66	77 Long Street, Middleton	Middleton	1
LIB67	99 Long Street, Middleton	Middleton	1
LIB68	5-6 New Lane, Middleton	Middleton	1
LIB69	Works building, Union Street, Middleton	Middleton	1
LIB70	The Ring 'O' Bells P.H., St Leonard's Square, Middleton	Middleton	2
LIB71	Middleton Jubilee Library, Long Street, Middleton	Middleton	1
LIB72	101 to 103 Long Street - 1 Dunford Street, Middleton	Middleton	2
LIB73	2 to 6 Dunford Street- NHS, Middleton	Middleton	1
LIB74	111a Long Street, Middleton	Middleton	2
LIB75	Council Offices, Saddler Street, Middleton	Middleton	2
LIB76	45 to 47 Dunford Street, Middleton	Middleton	2
LIB77	Mallalieu Street - Long Street, Middleton	Middleton	2
LIB78	2 Mellalieu Street, Middleton	Middleton	2
LIB79	4 Mellalieu Street, Middleton	Middleton	2
LIB80	6 Mellalieu Street, Middleton	Middleton	2
LIB81	8 Mellalieu Street, Middleton	Middleton	1
LIB82	10 Mellalieu Street, Middleton	Middleton	1
LIB83	12 Mellalieu Street, Middleton	Middleton	2
LIB84	14 Mellalieu Street, Middleton	Middleton	2
LIB85	16 Mellalieu Street, Middleton	Middleton	1
LIB86	18 Mellalieu Street, Middleton	Middleton	1
LIB87	20 Mellalieu Street, Middleton	Middleton	1
LIB88	22 Mellalieu Street, Middleton	Middleton	1
LIB89	3 New Lane, Middleton	Middleton	1
LIB90	1 New Lane, Middleton	Middleton	1
LIB91	60 Long Street, Middleton	Middleton	1
LIB92	62 Long Street, Middleton	Middleton	2
LIB93	66 Long Street, Middleton	Middleton	2
LIB94	Middleton Rectory, Mellalieu Street, Middleton	Middleton	2

LIB95	3 Towncroft Avenue, Middleton	Middleton	2
LIB96	5 Towncroft Avenue, Middleton	Middleton	2
LIB97	7 Towncroft Avenue, Middleton	Middleton	2
LIB98	9 Towncroft Avenue, Middleton	Middleton	2
LIB99	11 Towncroft Avenue, Middleton	Middleton	2
LIB102	17 Towncroft Avenue, Middleton	Middleton	2
LIB100	Pavilion, Towncroft Cricket Ground, Towncroft Avenue, Middleton	Middleton	1
LIB101	60 Rochdale Road, Middleton	Middleton	1
LIB103	58 Rochdale Road, Middleton	Middleton	1
LIB104	56 Rochdale Road, Middleton	Middleton	1
LIB105	54 Rochdale Road, Middleton	Middleton	1
LIB106	52 Rochdale Road, Middleton	Middleton	1
LIB107	50 Rochdale Road, Middleton	Middleton	1
LIB108	86 Rochdale Road, Middleton	Middleton	2
LIB109	66-68 Rochdale Road, Middleton	Middleton	2
LIB110	76 Long Street, Middleton	Middleton	2
LIB111	2-6 Rochdale Road, Middleton	Middleton	2
LIB112	3 to 5 Manchester Road, Middleton	Middleton	2
LIB113	7 to 9 Manchester Road, Middleton	Middleton	2
LIB114	11 to 13 Rochdale Road, Middleton	Middleton	2
LIB115	15 to 17 Rochdale Road, Middleton	Middleton	2
LIB116	19 to 21 Rochdale Road, Middleton	Middleton	2
LIB117	37 to 39 Rochdale Road, Middleton	Middleton	1
LIB118	48 Rochdale Road, Middleton	Middleton	1
LIB119	46 Rochdale Road, Middleton	Middleton	1
LIB120	44 Rochdale Road, Middleton	Middleton	1
LIB121	42 Rochdale Road, Middleton	Middleton	1
LIB122	40 Rochdale Road, Middleton	Middleton	1
LIB123	38 Rochdale Road, Middleton	Middleton	1
LIB124	36 Rochdale Road, Middleton	Middleton	1
LIB126	Spring House, Spring Gardens, Middleton	Middleton	1

LIB125	34 Rochdale Road, Middleton	Middleton	1
LIB127	Electric Sub station, Townley Street, Middleton	Middleton	2
LIB128	Linden Mill, Manchester Road - Queensway, Castleton	Rochdale	2
LIB129	Castleton Primary School, Castleton	Rochdale	2
LIB130	Mill, Leonard Street - Scholes Street, Castleton	Rochdale	2
LIB131	Blue Pitts Inn P.H., Manchester Road, Castleton	Rochdale	2
LIB131	Top House P.H., Manchester Road, Castleton	Rochdale	2
LIB132	Unity House, 914-916 Manchester Road, Castleton	Rochdale	2
LIB133	The Carnegie Library, 881 Manchester Road, Castleton	Rochdale	1
LIB134	Bridge Inn P.H., Manchester Road, Castleton	Rochdale	1
LIB135	The District Bank (former) & Bridge Bank House, 847-853 Manchester Road, Castleton	Rochdale	1
LIB136	Blue Pit Mill, Queensway, Castleton	Rochdale	1
LIB137	Maltings Lane Mill, Castleton	Rochdale	1
LIB138	The Midland Beer Company P.H., 826 Manchester Road, Castleton	Rochdale	1
LIB139	P.H., 1022 Manchester Road, Castleton	Rochdale	1
LIB140	50-54, Falinge Fold, Rochdale	Rochdale	2
LIB141	42-44 Falinge Fold, Rochdale	Rochdale	2
LIB142	14-16 Falinge Fold, Rochdale	Rochdale	2
LIB143	Horse Carrs, Falinge Fold, Rochdale	Rochdale	2
LIB144	White Hart Hotel, Heywood Old Road, Birch, Middleton	Middleton	
LIB145	Former Tramway Car Depot, Mellor Street, Rochdale	Rochdale	1
LIB146	Former Victoria Hotel, 148-150 Spotland Road, Rochdale	Rochdale	2
LIB147	225 Spotland Road, Rochdale	Rochdale	2
LIB148	Meanwood Community Nursery and Primary School, Roe Street, Rochdale	Rochdale	2
LIB150	276-278 Spotland Road, Rochdale	Rochdale	2
LIB151	230, 232 Spotland Road, Rochdale	Rochdale	2
LIB152	Former Dye Works, Spotland	Rochdale	2
LIB153	Former Police Station, 77 Mellor Street	Rochdale	2
LIB154	Hurst Hill house, 2 Edenfield Road, Rochdale	Rochdale	2

LIB155	Jolly Wagonner, 165 Spotland Road, Rochdale	Rochdale	2
LIB156	201, 203, 205 Spotland Road, Rochdale	Rochdale	2
LIB157	Dexine site (Former Spotland New Mill), Spotland Road, Rochdale	Rochdale	2
LIB158	Former Church Inn P.H, Willbutts Lane, Rochdale	Rochdale	2
LIB159	68 Rooley Moor Road, Rochdale	Rochdale	2
LIB160	70 Rooley Moor Road, Rochdale	Rochdale	2
LIB161	Royds Arms P.H., Rooley Moor Road, Rochdale	Rochdale	2
LIB162	Thrush Street, Rochdale	Rochdale	2
LIB163	add 24-26 Partington Street, Castleton	Rochdale	2
LIB164	Gas Holder, Beech Street / Dane Street, Rochdale	Rochdale	2
LIB165	Former Dearnley Workshouse, Wardle	Pennines	1
LIB166	Rakewood Road cottages, Littleborough	Pennines	2
LIB167	1-3, Antioch, Rakewood Road, Littleborough	Pennines	2
LIB168	4-5 Freshwater Cottage, Lower Abbots, Littleborough	Pennines	2
LIB169	Gilead Farm, Rakewood Road, Littleborough	Pennines	2
LIB170	Rakewood Lower Mill, Rakewood Road, Littleborough	Pennines	1
LIB171	Rakewood Mill, Rakewood Road, Littleborough	Pennines	1
LIB172	Rakewood House, Schofield Hall Road, Littleborough	Pennines	2
LIB173	Building, Schofield Hall Road, Littleborough	Pennines	2
LIB174	Schofield Hall Farm, Schofield Hall Road, Littleborough	Pennines	2
LIB175	Schofield Hall Barn, Schofield Hall Road, Littleborough	Pennines	2
LIB176	Schofield Hall Barn, Schofield Hall Road, Littleborough	Pennines	2
LIB177	743-747 Heywood Old Road, Birch	Middleton	2
LIB178	757-763 Heywood Old Road, Birch	Middleton	2
LIB179	Birch Mill, Heywood Old Road, Birch	Middleton	2
LIB180	724 Heywood Old Road, Birch	Middleton	1
LIB181	640-652 Heywood Old Road, Birch	Middleton	2
LIB182	531-535 Langley Lane, Birch	Middleton	1