



Supporting Planning Statement

Full Planning Application for Residential Development
Former Tack Lea Works, Rochdale

On behalf of Hall & Co
September 2022

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1 INTRODUCTION

1.1 This Supporting Planning Statement ('SPS') has been prepared by Asteer Planning on behalf of Hall & Co. Property Ltd ('the Applicant') in support of an application for full planning permission for residential development at the former Tack Lea Works, Rochdale ('the site'). A Site Location Plan is enclosed at **Appendix 1**.

1.2 The proposed description of development is:

"Residential Development (Use Class C3) with associated access and infrastructure"

1.3 This document provides a detailed description of the application site and development proposals and the relevant planning considerations. It considers the proposals in light of local and national planning policy, in addition to the key benefits of the scheme.

1.4 The proposed development is described fully in the Design and Access Statement ('DAS') prepared by Ollier Smurthwaite Architects and is presented on the application drawings. The application proposals have been developed in consultation with Rochdale Borough Council Officers and other key stakeholders. A comprehensive community consultation exercise has been undertaken by the Applicant, which is described fully in the Statement of Community Involvement accompanying this planning application and is summarised in section 3 of this SPS.

Supporting Information

1.5 The application is accompanied by a suite of supporting documents, the scope of which has been agreed with Rochdale Borough Council Officers through pre-application discussions. The following documents are submitted in support of this planning application.

- Supporting Planning Statement prepared by Asteer Planning;
- Covering Letter prepared by Asteer Planning;
- Statement of Community Involvement prepared by Asteer Planning;
- Design and Access Statement prepared by Ollier Smurthwaite Architects;
- Air Quality Assessment prepared by Smith Grant LLP;
- Archaeological Assessment prepared by Matrix Archaeology;

- Phase 1 Preliminary Risk Assessment, Geo-Environmental Investigation and Risk Assessment prepared by LK Consulting;
- Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy prepared by LK Consulting;
- Crime Impact Assessment prepared by GMP;
- Noise Impact Assessment prepared by PDA;
- Flood Risk Assessment and Drainage Strategy prepared by Waterco;
- Transport Statement prepared by Vectio;
- Arboricultural Statement prepared by Cheshire Woodlands; and
- Extended Phase 1 Habitat Survey prepared by Rachel Hacking Ecology.

1.6 A drawing schedule is enclosed at **Appendix 2**.

1.7 The following section of this Statement provides a detailed description of the site location, characteristics, accessibility credentials and planning history.

2 SITE AND SURROUNDING AREA

- 2.1 This section of the SPS provides a detailed description of the site's current status and physical attributes, location and accessibility credentials.

The Site

- 2.2 The site is approximately 1.7 ha consisting of previously developed land which accommodated the former Tack Lea Works, which are now demolished. The site is located north of Bury and Rochdale Old Road (B6222) and is defined as Green Belt and as a Major Existing Developed Site in the Green Belt in Rochdale's Unitary Development Plan ('UDP').
- 2.3 There are three ponds located within the site, two in the north of the site and a third in the area of woodland in the west of the site.
- 2.4 The site not located within a Conservation Area and there are no listed buildings in proximity of the site. The nearest listed building is Grade II Listed Higher Elbut Farmhouse and Attached Stable and Barn (List UID: 1084291) approximately 250m to the west.
- 2.5 The site is located within Flood Zone 1, this is the lowest probability of flooding and indicates less than a 1 in 1,000 annual probability of flooding.
- 2.6 A portion of the site adjacent to the Tack Lea Brook is a designated as a Site of Ecological and Geological/ Geomorphological Importance.

Surrounding Area

- 2.7 The site is located in Heywood, Bury within the administrative boundary of Rochdale Borough Council. The area surrounding the site is primarily occupied by trees, including a mature woodland which are subject to a Tree Preservation Order (TPO) (Ref: TPO010). The site is also adjacent to the Tack Lea & Gristlehurst Woods Site of Biological Importance (Grade A).
- 2.8 The location of the site is semi-rural with the surrounding land use predominantly residential. The closest neighbouring properties to the site are located east of the site access point at 65 to 71 Bury and Rochdale Old Road. To the north of the site is Lower Tack Lea Farm and is separated by a field. West of the site is Elbut Lane which is bound by semi-detached properties. To the south of the site is Bury and Rochdale Old Road (B6222).

Planning History

2.9 A review of Rochdale Borough Council's online public access website has been undertaken and revealed the following planning history at the site.

2.10 Application 17/00359/FUL was granted on 16 January 2019 for the following proposal:

"Demolition of existing buildings on site and erection of 14 no. detached dwellings (Use Class C3) and associated access, parking and landscaping"

2.11 The buildings were subsequently demolished, and the permission is therefore extant (as confirmed by the Council's written pre-application response – see Section 3 below).

2.12 The footprint of the approved development was 95% of the size of the previously existing building footprint and was confined to land comprising the extent of the existing buildings and their surrounding circulate space.

2.13 The combined volume of the approved dwellings was 11,345m³ and the volume of the existing buildings was 10,590m³, resulting in an increase in volume of 7%.

2.14 The site also has the following relevant history:

LPA Reference	Proposal	Decision/ Date
90/D24677	Residential Development – Twenty Five Dwellings	Refused 19 April 1990
91/D26254	Residential Development	Refused 21 January 1991
09/D52014	Outline application (including means of access, landscaping, layout and scale) for erection of 70 bed care home with day centre and 8 close care apartments, and associated car parking	Granted 25 February 2010
16/00447/OUT	Outline application for the demolition of existing buildings and the erection of 14no detached dwellings	Withdrawn 27 September 2016

Summary

2.15 The site extends to 1.7 ha and comprises previously developed land which accommodated the former Tack Lea Works, which have since been demolished following

application 17/00359/FUL. The site currently vacant of buildings and covered by hardstanding.

- 2.16 Planning permission was granted under LPA reference 17/00359/FUL for the demolition of the buildings and development of 14 no. detached dwellings with associated access, parking and landscaping. The demolition works were carried out however, residential development has not yet come forward.
- 2.17 The following section of this Statement provides a summary of the pre-application engagement undertaken by the Applicant with Rochdale Borough Council, the local community, and key stakeholders.

3 PRE-APPLICATION ENGAGEMENT

- 3.1 This section of the SPS provides a summary of the pre-application engagement undertaken with Rochdale Borough Council, the local community, and key stakeholders. Further details of the pre-application engagement undertaken are provided within the Statement of Community Involvement ('SCI') prepared by Asteer Planning, which accompanies this planning application.

Pre-Application Advice from the Council

- 3.2 The Applicant and its appointed project team have engaged proactively with Officers at PCC regarding the proposed development. A summary of the pre-application engagement undertaken is provided below.
- 3.3 The Applicant submitted a request for pre-application advice to the Council on 1 April 2022 and included the proposed layout.
- 3.4 The Council issued a written response on 9 June 2022 and covered the following key topics. The Applicant's response is provided in bold where relevant.
- *EIA Screening Opinion* – A formal request for an EIA Screening Opinion is not required.
 - *Development Plan / Principle of Development* – It is considered that a case could be made in support of the principle of development overall for the scheme proposed, but this must be robustly set out within the required Planning Statement. I would suggest re-considering the flexible workspace & café / farm shop / retail use element of the proposals. **A robust argument for the principle of development has been outlined in this Statement and has been reinforced by a suite of supporting documents. The Applicant has amended the development to remove the flexible workspace & café / farm shop / retail use element from the proposals.**
 - *Historic Environment* – The overall design ethos of the scheme which attempts to reflect the identity of the former dye works is welcomed.
 - *Design, Layout & Visual Appearance* – Broadly, the high level approach to layout in the scheme is considered to be acceptable, but there are various issues that have been identified that would need to be addressed mostly relating to parking. A detailed Design and Access Statement should be submitted which justifies the design approach to the proposed development. **The proposals will provide 64no. parking**

spaces in accordance with the Council's parking standards. The design approach has been justified in the Design and Access Statement prepared by Ollier Smurthwaite.

- *Residential Amenity Standards* – A notable issue has been identified in respect of the size and length of the rear gardens right in the centre of the site, whereby the minimum required distance of 10.5m where the garden is overlooked from the rear does not appear to have been achieved. **The improved layout propose a shift from private gardens to more open shared landscapes. The revised scheme now exceeds the minimum required distance with a length of 11.8m.**
- *Highways, Access and Parking* – All driveways and parking spaces must be SuDS compliant. Any impact on road safety must be addressed within any subsequent TS. **The extent of hardstanding on the site is reduced. New hardstanding is to be from natural materials and to be fully porous.**
- *Biodiversity Net Gain and Ecological Impacts* – Some of these surveys are now a little dated, and the layout of the proposed development has changed. It is therefore a requirement that updated ecology and arboriculture surveys are provided to inform any new application. **An Ecology Report (including Biodiversity Net Gain) has been prepared by Rachel Hacking.**
- *Drainage and Flood Risk* – The application site is located within Flood Zone 1 and the site measures in excess of 1 Hectare. Accordingly, the application should be accompanied by an outline drainage strategy/SUDs assessment and a Flood Risk Assessment is required. **A Flood Risk Assessment and Sustainable Drainage Assessment have been prepared by Waterco.**
- *Ground Contamination and Coal Mining* – The application should be accompanied by at least a Phase I Site Investigation or Preliminary Risk Assessment to provide an initial assessment of potential land contamination within/adjacent to the site. The site does not lie within the Development High Risk Area for Coal mining. A Coal Mining Risk Assessment is therefore not required. **A Phase 1 Preliminary Risk Assessment, Geo-Environmental Investigation and Risk Assessment and an Additional Site Investigation, Risk Assessment & Remediation Strategy Report have been prepared by LK Consulting.**
- *Energy Demand / Climate Change Adaptation* – The development should be designed in order to meet the requirements of these policies and an Energy Statement should be submitted with the application setting out the detail of how the development

complies with the policy base. **Section 8 of this Statement sets out the Energy Statement to demonstrate accordance with local and national requirements.**

- *Air Quality* – It would be expected that EV charging infrastructure would be included in any parking provision that may be provided on site. In line with the GM Clean Air Plan and GM 2040 Transport Strategy, electric charge points should be provided at all dwellings with a driveway or allocated parking space(s). **An Air Quality Assessment has been prepared by Smith Grant LLP. Onsite electric car charging points (one per dwelling) are provided to encourage use of sustainable transport.**
- *Designing Out Crime* – A Crime Impact Statement (CIS) is a validation requirement and legislative requirement for major residential development. **A Crime Impact Statement has been prepared by GMP.**
- *Archaeology* – GMAAS are satisfied that archaeological remains would not be nationally significant and worthy of preservation; therefore we consider that archaeological mitigation can be undertaken and secured through a condition attached to planning consent. **An Archaeology Assessment has been prepared by Matrix Archaeology.**
- *Planning Obligations and Section 106 Agreements* – The Core Strategy requires, at a minimum for proposals of this scale, developer contributions in relation to Affordable Housing, Public Open Space (POS), formal sports provision and primary & secondary education provision. **Section 9 of this Statement sets out draft Heads of Terms in relation to Section 106 contributions, to be discussed and agreed with RMBC.**
- *Public and Stakeholder Consultation* – The method of consultation, detail of where any consultation event was held and details of how the development has been presented to the local community should be outlined within a Statement of Community Involvement to be submitted with any application for planning permission. This statement should also include details of the feedback received, including if any amendments have been made as a result of comments received. **A Statement of Community Involvement has been prepared by Asteer Planning and accompanies this application.**

Consultation Approach

- 3.5 The National Planning Policy Framework (2021) (“the Framework”) recognises that early engagement has significant potential to improve the efficiency and effectiveness of the

planning application system for everyone. In preparing the consultation strategy, the relevant provisions of the Localism Act 2011 and Rochdale's SCI 2019 have been consulted to provide guidance on the appropriate methods of engagement for the type of development proposed in this application.

3.6 The scope of the consultation has included:

- Letters to key local members and stakeholders;
- Consultation leaflet to c. 600 residential and commercial properties;
- A community consultation event on site; and,
- A dedicated consultation website and online survey.

3.7 A total of 10 written responses were received directly from the public to the dedicated consultation email address or from the survey on the consultation website.

3.8 Of the 10 respondents, 2 were supportive, 2 were undecided, 5 were not supportive and 1 did not answer.

3.9 A full summary of the key feedback topics from the consultation, along with Hall&Co.'s responses are set out in the accompanying Statement of Community Involvement.

Changes to the Proposals

3.10 Following feedback from the public consultation, the applicants made the necessary amendments to make the proposals acceptable and more closely aligned to the expectations of the neighbouring residents.

3.11 The scale of development was reduced from 44 dwellings to 32, this represents a reduction of over 25% of the total number of proposed dwellings on site. Furthermore, the original proposal included the provision of a farm shop which has since been removed following feedback from the public consultation and pre-application advice from officers.

4 THE PROPOSED DEVELOPMENT

4.1 This section of the SPS describes the application proposals and their relationship and compatibility with the characteristics of the site. A DAS has been prepared by Ollier Smurthwaite and has been submitted in support of this planning application.

4.2 The description of development is as follows

“Residential Development (Use Class C3) with associated access and infrastructure”

4.3 The application proposals are described fully in the DAS and are illustrated on the suite of application drawings. A summary of the proposals is provided below.

Use and Amount

4.4 This application is for full planning permission for a residential development totalling 32 dwellings and comprises 26 houses and 6 apartments. The accommodation schedule is as follows:

House Type	Bedrooms	Number
Detached Cottage	5	6
Semi-detached Mill House	4	6
Cottage	4	4
Cottage	3	6
Mill House	3	4
Apartment	2	6
Total		32

4.5 The proposals also include the provision of 64no. car parking spaces.

Layout

4.6 The proposed site layout is defined by the existing culvert along the Southern edge of the site. The geometry of the layout follows the layout of the original industrial buildings.

4.7 The footprint of the original buildings has been retained to the north and has come in slightly from the west.

4.8 The footprint of the development has been reduced on all aspects in comparison to the previously approved scheme.

Scale

- 4.9 The parameters for the amount and scale of development are based upon the volume, footprint, GIA and ridge heights of the extant scheme for the site, with further improvements including a general reduction in ridge heights.
- 4.10 The footprint of development on the site is redistributed to minimise the spread to the north and west. The building heights are also lowered compared to the extant permission and are set lower than the existing buildings ridge height to further reduce the impact of the development when viewed from the surrounding countryside.

Appearance

- 4.11 Two main building typologies are proposed and will each house type has distinctive architectural styling based around either an industrial mill or cottage aesthetic.
- 4.12 The proposals include a mixture of red brick and stone walls with slate roofs. Local materials including sandstone, red brick and slate are proposed to bed the development into its surroundings.
- 4.13 The cottage typology is derived from existing two and three storey stone cottages found locally in long rows of stepped terraces. The proposed cottage offers a contemporary version of the traditional typology that maintains local character by making use of contextual materials and facade details.
- 4.14 The proposed mill typology provides 3 or 4 bedroom houses that refer back to the local context by use of red brick and vertically proportioned windows and gabled frontages that produce a sawtooth roof detail when viewed together.

Landscaping

- 4.15 The quantum of soft landscaping is significantly increased from the existing condition. There is a shift from private gardens to more open shared landscapes that results in increased planting of native species which raises the biodiversity of the site.
- 4.16 The proposed impact on trees is very similar to the extant permission and includes additional removals however, this will not materially harm the amenity of the site or the surrounding area.
- 4.17 The land to the north-west corner of the site is lowered reduce the impact of the new buildings on the site.

- 4.18 The extent of hardstanding on the site is reduced. New hardstanding is to be from natural materials and to be fully porous.

Access

- 4.19 The primary access route through the site is from Rochdale and Bury Old Road that runs laterally along the south boundary of the site. This road provides access to Rochdale in the east, Bury in the west and links to Manchester City Centre. Bus stops directly outside the site provide regular services into Bury, Rochdale, Heywood and Fishpool.
- 4.20 Birtle Road to the west of the site provides a secondary traffic route to Birtle Brook retirement village and a number of large properties and farms to the north.

Summary

- 4.21 This application is for full planning permission for a residential development comprising 32 dwellings consisting of 6 apartments and 26 houses including a mix of 2, 3, 4, and 5 bedrooms. All the houses have 2 parking spaces and the apartments 1no. space each, there are also 4 visitor spaces creating 64 in total.
- 4.22 The proposals will aim to have a smaller footprint, floor area, volume and hard standing than the approved scheme. The proposed scheme will take layout, form scale and massing references from the original buildings on the site which better reflect the industrial heritage of the area.
- 4.23 The following Chapter of this Statement summarises the relevant planning policy framework and other material considerations.

5 PLANNING POLICY FRAMEWORK

- 5.1 This section of the SPS outlines the relevant adopted and emerging planning policy framework and guidance at a local and national level.

The Development Plan

- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that it is a legal requirement that decisions must be made in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.3 The adopted Development Plan for the site comprises:
- Rochdale Core Strategy (adopted October 2016);
 - Rochdale Borough Unitary Development Plan (adopted June 2006);
 - Greater Manchester Joint Waste Development Plan (adopted April 2012); and
 - Greater Manchester Joint Minerals Development Plan (adopted April 2013).
- 5.4 The Greater Manchester Joint Waste and Minerals Development Plans are not relevant to this application and are therefore not considered any further.
- 5.5 The Rochdale Borough Unitary Development Plan designates the application site as being within the Green Belt and 'Infilling at Major Existing Developed Sites in the Green Belt'. South of the site adjacent to the Tack Lea Brook is a designated as a Site of Ecological and Geological/ Geomorphological Importance.

Rochdale Core Strategy

- 5.6 The Core Strategy is the lead document of the Rochdale Borough Local Plan. It provides an overview of the Council's objectives for the whole of the borough. All other plans and policies must fit with the developments laid out in the Core Strategy.
- 5.7 Below is a summary of the key Core Strategy policies relevant to the determination of this planning application:
- C1 – Delivering the right amount of housing in the right places
 - C3 – Delivering the right type of housing;
 - C4 – Providing affordable homes;

- C6 – Improving health and well being
- C7 – Delivering education facilities
- C8 – Improving community, sport, leisure and cultural facilities
- P1 – Improving image
- P2 – Protecting and enhancing character, landscape and heritage;
- P3 – Improving design of new development;
- G1 – Tackling and adapting to climate change;
- G2 – Energy and new development;
- G4 – Protecting Green Belt;
- G6 – Enhancing green infrastructure;
- G7 – Increasing the value of biodiversity and geodiversity;
- G8 – Managing water resources and flood risk;
- G9 – Reducing the impact of pollution;
- DM1 – General development requirements;
- DM2 – Delivering planning contributions and infrastructure.
- T2 – Improving accessibility.

5.8 A summary of the above Rochdale Core Strategy policies is set out in the Policy Schedule contained at **Appendix 3**.

Rochdale Borough Unitary Development Plan

5.9 The Unitary Development Plan ('UDP') from the 1996-2016 Local Plan is still in place until the Allocations Development Plan is adopted.

5.10 Below is a summary of the key UDP policies relevant to the determination of this planning application:

- D/4 – Control of Development in Green Belt – General;

- EM/7 – Development and Flood Risk
- EM/8 – Protection of Surface and Ground Water
- H/3 – Residential Developments Outside Allocated Areas;
- H/5 – Residential Density;
- H/7 – Affordable Housing;
- BE/2 – Design Criteria for New Development;
- NE/2 – Designated Sites of Ecological and Geological / Geomorphological Importance; and
- NE/6 – Landscape Protection and Enhancement.

5.11 A summary of the above Rochdale Unitary Development Plan policies is set out in the Policy Schedule contained at **Appendix 3**.

Other Material Considerations

5.12 There are a series of other planning policy guidance documents at local and national levels that are relevant to the determination of this reserved matters application which include:

- Emerging Planning Policy;
- Supplementary Planning Guidance;
- National Planning Policy Framework ('NPPF') (2021); and,
- National Planning Practice Guidance.

Emerging Planning Policy

5.13 Work commenced in 2017 on an Allocations DPD to support the delivery of the adopted Core Strategy. The Allocations DPD will set out designations and allocations for the use of land and give detailed expression to the Core Strategy policies DPD.

5.14 Consultation on the Draft Allocations Plan was carried out between September and November 2018 however, due to work on the emerging Places or Everyone (PfE) Joint

DPD, the Allocations Plan has not progressed any further and the future of the plan is currently under review.

- 5.15 The PfE will provide an overarching plan that will cover the nine Greater Manchester districts that are involved in this place. It will set out the scale and distribution of housing and employment growth across the plan area. The plan was submitted for examination in February 2022 with adoption expected in 2023.

Affordable Housing SPD (March 2008)

- 5.16 The Rochdale Borough UDP includes policy H/7 for the provision of affordable housing through the planning process. The purpose of this SPD is to advise applicants on how the Council will apply this policy.

New Housing and the Provision of Recreation Facilities SPD (2021)

- 5.17 This Supplementary Planning Document revises and updates the Council's 'Provision of Recreational Open Space in New Housing' Supplementary Planning Document, which was adopted in March 2008, and supports and expands upon policies set out in the Council's Local Plan. This includes:

- Setting out standards for the provision of recreational open space as part of new housing development
- Gives guidance on the provision of informal open space, including children's play, and sports facilities
- Provides guidance on how financial contributions will be calculated

Guidelines and Standards for Residential Developments SPD (June 2016)

- 5.18 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. This guidance replaces the 'Guidelines and Standards for Residential Development Supplementary Planning Guidance Note' (1995).

Flood Risk Management SPD (March 2022)

- 5.19 The Supplementary Planning Document (SPD) provides detailed guidance on:
- National and local context

- Understanding types of flooding and managing the relationship with development
- Flood Risk Assessments for new developments
- Sustainable Drainage Systems (SuDS) and Natural Flood Management
- Property flood resilience

Design and Planning Process – Good Practice Guide SPD

- 5.20 This SPD is to assist all those involved in the process of designing and constructing buildings, streets and spaces to create good quality places. It complements the series of Design Guides which has been produced jointly by Oldham Metropolitan Borough Council, Rochdale Metropolitan Borough Council, and the Oldham Rochdale Partners in Action Housing Market Renewal. These guides, which are informed by planning policies in the two Borough's adopted Unitary Development Plans (UDPs), include an overall Urban Design Guide that provides guidance for all forms of development throughout the two Boroughs.

Residential Design Guide SPD

- 5.21 Residential Design Guide forms one part of a series of Design Guides produced jointly by Oldham Metropolitan Borough Council, Rochdale Metropolitan Borough Council, and the Oldham Rochdale Partners In Action Housing Market Renewal. Its aim is to provide clear guidance to everyone involved in development (including architects, designers, public and private sector developers, house builders and engineers) on the quality of design expected by both Boroughs. The Guide will also be used by local authority officers to help assess the quality of planning applications.

Urban Design Guide SPD

- 5.22 This Urban Design Guide expands on local planning policies and sets design principles for all types of development with the Boroughs of Oldham and Rochdale. These principles identify what development should do to achieve design quality.

Biodiversity and Development SPD (January 2008)

- 5.23 This Supplementary Planning Document (SPD) has been prepared by RMBC to highlight biodiversity and development issues in Rochdale Borough and to ensure that all stakeholders understand the potential impacts of development on biodiversity, both positive and negative. The SPD also indicates other relevant plans, policies and strategies which provide advice, guidance or specific and relevant requirements for biodiversity.

Climate Change Adaptation SPD (June 2012)

- 5.24 This document gives guidance to developers and planners in respect of how new developments can meet the requirements of policies set out in national guidance and the emerging Core Strategy of the Local Development Framework.

National Planning Policy Framework ('NPPF') (2021)

- 5.25 The revised Framework was published in July 2018, with subsequent iterations published in February 2019 and July 2021. The Framework sets out the Government's planning policies and guidance and how this is to be applied.

- 5.26 **Paragraph 120** states planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

5.27 **Paragraph 130** states 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;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; 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 users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.28 **Paragraph 131** states trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

5.29 **Paragraph 149** states 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.

Planning Practice Guidance ('PPG')

- 5.30 On 6th March 2014 the Department for Communities and Local Government launched the online Planning Practice Guidance (PPG) as a web-based resource to further simplify and bring together planning practice guidance for England in an accessible and usable way. The PPG is intended to assist practitioners and provide further guidance on the interpretation of national planning policy within the NPPF.

Summary

- 5.31 This Chapter of the SPS has identified a series of Development Plan Documents and other material considerations to be taken into account in the determination of the proposals. The following chapter of this statement assesses the reserved matters against the

relevant planning policies and material considerations and the parameters set by the outline planning permission.

6 APPRAISAL OF THE PROPOSALS

- 6.1 This section of the SPS assesses the proposals for the site against the adopted Development Plan, the Council's evidence base and the NPPF. This is further supported by the reports accompanying the application.

Principle of Development

Green Belt and Openness

- 6.2 In order to demonstrate that a proposal for residential development is 'not inappropriate', the first part of Paragraph 149(g) of the NPPF clearly calls for a comparison between the existing and proposed situation in terms of assessing openness. In this case, not only is a comparison to the previous works buildings on the site needed but a comparison to the extant approved scheme is also appropriate given that it represents a realistic fallback position that could be delivered by Hall&Co.
- 6.3 Established case law has set out that the consideration of openness should not be constrained to a measurement of volume. Rather, the word 'openness' is open-textured and many factors are relevant depending on the facts of a specific case including the quantum & extent of development and its physical & visual effects. Furthermore, the consideration of whether a proposal may have a greater impact on openness is one of an evaluative assessment based on planning judgement.
- 6.4 Therefore, when considering openness of the Green Belt, there are two elements, one spatial, the other visual and whilst not the 'whole picture', a spatial comparison is still an important factor. In this regard, Ollier Smurthwaite has undertaken a detailed spatial modelling and comparison exercise in the accompanying Design and Access Statement.

Volume

- 6.5 As set out on page 38 of the accompanying Design and Access Statement:
- The combined volume of the previous buildings on site equated to 9,227m³;
 - The combined volume of the extant previously approved scheme equated to 13,793m³; and,
 - The combined volume of the proposed scheme equates to 13,568m³.
- 6.6 The proposed scheme would therefore see a similar but importantly smaller increase in volume over the previous buildings on site than the extant previously approved scheme.

Footprint and Floor Area

6.7 As set out on page 39 of the accompanying Design and Access Statement:

- The combined footprint of the previous buildings on site equated to 2,487m²;
- The combined footprint of the extant previously approved scheme equated to 2,046.3m²; and,
- The combined footprint of the proposed scheme equates to 1,676m².

6.8 Page 39 of the accompanying Design and Access Statement also sets out:

- The combined floor area of the previous buildings on site equated to 2,487m² – this however is based on the assumption that all of the buildings were single level only, which is unlikely);
- The combined floor area of the extant previously approved scheme equated to 3,820m²; and,
- The combined floor area of the proposed scheme equates to 3,724m².

6.9 The combined building footprint of the proposed scheme is therefore smaller than the extant proposed scheme, and substantially smaller than the previous buildings on the site.

6.10 The combined floor area of the proposed scheme is greater than the previous buildings on site (assuming they were single level only) and only slightly greater than the extant approved scheme.

Hardstanding

6.11 As set out on page 40 of the accompanying Design and Access Statement:

- The combined area of hardstanding (not including building footprints) of the previous buildings on site equated to 3,662m²;
- The combined area of hardstanding (not including building footprints) of the extant previously approved scheme equated to 2,824m²; and,
- The combined area of hardstanding (not including building footprints) of the proposed scheme equates to 3,363m².

- 6.12 The footprint of the proposed scheme is therefore smaller than the previous buildings on the site.

Spread, Scale, Bulk and Massing

- 6.13 In addition to considering volume, floor space, footprint and hardstanding, there are further important factors to consider. The overall site footprint or 'spread', and the height, scale, bulk and massing of the various buildings involved all affect the overall impact of a development on openness in both a spatial and visual sense.
- 6.14 Visually, the site is exceptionally well screened from external viewpoints by the surrounding topography and extensive areas of woodland and vegetation. The only real view 'into the site' is from the site entrance on Rochdale and Bury Old Road. Whilst openness does not depend entirely on whether the proposed development can be seen, it is a material consideration.
- 6.15 The views from Bury and Rochdale Old Road, presented on page 42 of the Design and Access Statement demonstrate the visual effect of the proposed scheme buildings being set further back from road to maintain openness into the site, particularly in comparison to the extant approved scheme.
- 6.16 The previous buildings, a sprawling mass of extensions to the original mill building, which resulted in a structure of significant massing and bulk set within extensive areas of concrete hardstanding. The extant previously approved scheme (by including a series of separate buildings) provided a sense of relief from the extent of built development and the previous sprawling area of concrete hardstanding previously used for outdoor storage. The proposed scheme improves this situation further.
- 6.17 In terms of overall site footprint and spread (as can be seen from page 41 of the Design and Access Statement, the proposed scheme:
- Extends no further northwards than the previous buildings on the site and a significantly shorter distance northwards than the extant previously approved scheme – The extant approved scheme extended further northwards than any existing buildings or hardstanding areas;
 - Stops short of both the previous buildings, and the extant approved development in the western extents of the proposals;

- Extends only slightly further to the east than the previous buildings, or the extant previously approved scheme;
- Extends further south than the extant approved scheme, but is approximately the same as the extent of the previous built form of the buildings and areas of hardstanding combined;
- Retains one of the existing ponds on the site which was to be removed as part of the extant approved scheme.
- Unlike the extant previously approved scheme, the overall site footprint ('spread') of the proposed scheme is almost entirely confined within land comprising the extent of the previous works buildings and their surrounding circulation space (e.g. roads, yards, and other hardstanding areas).

6.18 Ollier Smurthwaite's Design and Access Statement (pages 28-30) shows three separate site elevations for the proposed scheme, with dashed line comparison of the previous buildings on site (red dashed line) and extant approved scheme (blue dashed line). In addition, the respective 3D model images on page 38, and the proposed scheme visuals at pages 46-54 help to articulate the overall density, bulk, and massing of the proposed scheme in comparison to the previous buildings and the extant approved scheme. As can be seen, the proposed scheme:

- Is roughly equivalent to the previous buildings in overall height (in addition the proposed dwellings would replace the previous brick chimney which was the only built element of the site current visible in medium to long-range views from the surrounding Green Belt;
- Is substantially lower than the extant approved scheme in overall height for the southern and eastern/western parts of the proposed development; and,
- Is higher than the previous buildings in overall height, and substantially lower than the extant approved scheme in overall height for the northern parts of the proposed development;
- Is substantially more open in terms of gaps through the built form than either of: the previous buildings; and the extant approved development;
- The profile and ridge line of the new buildings closely matches the previous buildings prior to demolition but allows more of the surrounding vegetation to be seen through

the built form, thereby 'breaking-up' the bulk and massing. The visuals at pages 46-54 of the Design and Access Statement further demonstrate how well the proposed development sits within the site and context.

- 6.19 The proposed scheme is greatly reduced in terms of overall scale, bulk and massing than either of the previous buildings; or the extant approved development and the overall look and feel of the proposed development is one where the previous massing is broken up to give a more open feel.

Summary of impact on openness

- 6.20 In summary, the proposed scheme:

- Would see a similar but, importantly, smaller increase in volume over the previous buildings on site than the extant previously approved scheme;
- Would have a combined building footprint that is smaller than the extant proposed scheme, and substantially smaller than the previous buildings on the site;
- Would have a combined floor area that, whilst greater than the previous buildings on site (assuming they were single level only), would only be only slightly greater than the extant approved scheme;
- Would have an overall site footprint ('spread') smaller than the extant proposed scheme, and substantially smaller than the previous buildings on the site and their associated hardstanding;
- Would be greatly reduced in terms of overall scale, bulk and massing than either of: the previous buildings; or the extant approved development; and.
- Have an overall look and feel that is more open and breaks up the previous bulk, scale and massing.

- 6.21 In the context of all of the above considerations in the round, overall the proposed development would not result in any greater impact on the openness of the Green Belt than the previous buildings and hardstanding at the site, or the extant approved scheme which represents a realistic fallback position. As such, the proposed development accords with the first part of Paragraph 149(g) of the NPPF and is therefore 'not inappropriate' development in the Green Belt.

- 6.22 Case law has established that impact on openness is to a large extent an issue of planning judgement. If one were to come to the view that the proposed scheme would have a greater impact on the openness of the Green Belt than the previous buildings or the extant approved scheme, then the second part of Paragraph 149(g) of the NPPF would become relevant. In such a situation, the proposed development would provide affordable housing on a previously developed site to meet an identified local need, and the key test would therefore be whether the proposals would cause 'substantial harm' to the openness of the Green Belt.
- 6.23 For this reason, it is considered that such an assessment should relate more to the overall scale, bulk and massing of the proposed development compared to the previous existing buildings and/or the extant approved scheme, rather than a quantitative assessment.
- 6.24 The above comparative consideration of the proposed development clearly demonstrates that any harm to openness caused by the proposed development, would be less than that of the previously existing buildings, or the extant approved scheme, and certainly would be less than substantial. In this context, the proposed development would clearly satisfy the second part of Paragraph 149(g) of the NPPF.
- 6.25 The proposals also accord with Policy D/4/d of the UDP in so far as the proposals are for the redevelopment of a major existing developed site in the Green Belt (identified in UDP Policy D/5/v).

Housing Need

- 6.26 The proposed development would help meet the Council's proposals to maximise the potential of previously developed sites within the urban area to achieve a target of 80% of new housing on previously developed land.
- 6.27 The development would deliver 32no. dwellings of high quality which will create an attractive place and takes account of energy efficiency and climate change. This will help boost the supply of housing in the Borough and make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character. As such, the proposed development would accord with CS Policy C3 and the Council's Housing Strategy (2017-2022).

Employment Land

- 6.28 As set out in the Officer's Report for planning application 17/00359/FUL, the site was previously occupied by Melba Products, a rubber manufacturing company specialising in

traffic management products such as cones and barriers but the company relocated to more suitable premises after a severe fire at the site in 2006 and the site has since lain vacant.

6.29 The officer's report also states:

"In assessing the outline planning permission which was granted in 2010 for the redevelopment of the site, comprising a 70 bed care home with day centre and 8 close care apartments, the LPA noted the findings of a marketing and viability assessment by an independent commercial and industrial property consultants which concluded that the site was unlikely to attract interest given the current condition of the premises and that refurbishment would be likely to produce less than 30% of the necessary return to support the financial outlay and that refurbishment of the buildings for industrial purposes was unrealistic, with a higher value use for the site required in order to facilitate and finance its regeneration. The site and buildings have lain unused and undeveloped since this time, with no resumption of employment activities on the site, and the building themselves have rapidly deteriorated further.

Given the sensitive setting of the site, adjacent to a designated SBI and within the immediate vicinity of existing residential dwellings, it is considered that a residential use is more appropriate, as resuming the lawful B1-B8 uses or redevelopment of the site for the same purposes would represent a significantly more intensive use. The site is isolated from any other commercial land uses and therefore the change of use to residential would not impose a non-complementary land use onto the site, rather it would remove one. The development would result in the remediation of a contaminated, eye-sore site in a prominent location within an attractive area of the Borough and would make use of previously developed land."

6.30 The proposed development of the site or residential use therefore accords with the relevant requirements of CS Policy E2.

Summary

6.31 In terms of openness of the Green Belt, overall, the proposed development would not result in any greater impact on the openness of the Green Belt than the previous buildings and hardstanding at the site, or the extant approved scheme which represents a realistic fallback position. As such, the proposed development accords with Paragraph 149(g) of the NPPF and is therefore 'not inappropriate' development in the Green Belt.

6.32 The proposals would provide much needed housing in Rochdale, make efficient use of land, and provide high quality housing to meet local needs in accordance with Core

Strategy Policies C1 and C3. The proposals would provide a more appropriate use on a former employment site and accord with Core Strategy Policy E2.

6.33 The principle of residential development is therefore considered acceptable. However, the key elements which need to be considered as part of the planning application comprise:

- Housing – Density, Quantum, Type and Mix.
- Design Specification.
- Residential Amenity.
- Other Considerations.

Housing – Density, Quantum, Type and Mix

Density

6.34 UDP Policy H/5 states housing development proposals will be permitted that result in a net site density of 30-50 dwellings per hectare and proposals at a lower density will be permitted provided the higher density is undesirable taking into account various factors. Additionally, UDP Policy BE/2 states development proposals will be required to demonstrate good design by ensuring that they are compatible with or improve their surroundings by virtue of their density.

6.35 The density of the proposals has been developed and reflects the character of the site, pre-application feedback from RMBC and feedback from the existing community during the pre-application consultation.

6.36 Overall, it is considered that the density of the proposed development is appropriate and accords with the requirements of Rochdale's development plan, and also demonstrates good design and is compatible with the site's surroundings.

Quantum, Type and Mix

6.37 Intrinsically linked with density is, of course, the quantum, type and mix of development. The proposed development intends to deliver 32 dwellings comprising a mix of 2, 3, 4, and 5 bedrooms.

6.38 Whilst the quantum of the development is higher compared to the previously consented proposal, it is considered more appropriate and reflects the market demand for housing in the area.

- 6.39 The approved development (ref. 17/00359/FUL) solely included 5 bedroom homes, which could be too expensive for the average family and less-aligned with UDP Policy H/3 which requires development to provide a mix of dwellings in terms of type and size.

Residential Amenity

- 6.40 UDP Policy H/3 requires proposed development to be compatible with surrounding uses, including highways, both in terms of its impact upon those uses and the impact of surrounding uses upon the amenity of future residents. Furthermore, Core Strategy Policy DM1 requires proposals to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.
- 6.41 The site is situated within a semi-rural setting and is surrounded by dense planting and mature trees. This provides the site with privacy and enclosure.
- 6.42 The proposed layout, form, scale, and massing have been informed by the original buildings on the site to prevent an unduly visual impact on the surrounding residential uses. Furthermore, the layout encourages contact between residents to help foster close community connections to improve residential amenity.
- 6.43 Local materials including sandstone, red brick and slate are proposed to bed the development into its surroundings.

Other Considerations

Layout, Design and Open Space

- 6.44 The proposed site layout is defined by the existing culvert along the Southern edge of the site. The geometry of the layout follows the layout of the original industrial buildings.
- 6.45 Every property in the area has access to a rear garden and most have a small front garden forming the access route onto each plot. Most houses have a low brick wall forming the boundary treatment between the front garden and the street.
- 6.46 The proposals include

Highways and Traffic Safety Considerations

- 6.47 A Transport Statement / Assessment has been undertaken by Vectio. This has assessed the effects of the proposed development on the local highways network, reviewed the

safety of the existing access against design requirements and considered any other highways related matters.

- 6.48 The proposed development would not result in any significant effects on highways or pedestrian safety such that this needs further consideration as part of the planning application. The roads and footpaths will be designed to adoptable standards and provide sufficient widths for all vehicles, cyclists and pedestrian site users. The level of parking aligns with the parking standards required by Policy T2 'Improving Accessibility'.

Historic Environment Considerations

- 6.49 There are no designated heritage assets (Grade I, Grade II*, Grade II, Registered Parks and Gardens or Conservations Areas) located on site or within its immediate vicinity. The nearest designated asset is the Grade II Listed Higher Elbut Farmhouse and Attached Stable and Barn (List UID: 1084291) located c. 250m to the west.
- 6.50 The boundary vegetation will be retained and strengthened at the site to minimise the visual effects to / from this heritage asset such that no significant heritage effects are anticipated. It is therefore not anticipated the proposed development will adversely affect heritage assets.

Archaeology

- 6.51 The site has already been the subject no 2no. archaeological desk based assessments including an Archaeological Assessment has been prepared by LP Archaeology prepared under application ref: 17/00359/FUL in which a search of the site area yielded no archaeological features of national or regional importance for the site and its immediate environs.
- 6.52 GMAAS requested that a condition should be imposed requiring the development to be carried out with the 2019 Matrix Archaeology Written Scheme of Investigation. Therefore, accompanying this application is the updated version of the desk based assessment with the Applicant's details and updated proposals. However, none of the information has been changed.

Landscape and Ecological Considerations

- 6.53 The site is not subject to any landscape or ecological related designated however, south of the site adjacent to the Tack Lea Brook is a designated as a Site of Ecological and Geological/Geomorphological Importance. UDP Policy NE/2 states development

proposals will not be permitted which adversely affect sites of ecological and geological/geomorphological importance.

- 6.54 The site itself forms previously developed land and as a result of the proposals, the ecological value of the site will be enhanced through planting and landscaping measures. This will be further reinforced by the retention of boundary trees and hedgerows alongside the ponds to the north of the site.

Other Considerations

Crime and Disorder

- 6.55 A Crime Impact Assessment has been prepared by GMP in which due consideration has been given to the prevention of crime and disorder, and the fear of crime as part of the proposed development, in accordance with paragraph 130 of the NPPF.
- 6.56 The proposed dwellings will incorporate Secure by Design principles and therefore minimise crime and fear of crime through appropriate design, layout, lighting, access and landscaping.

Flood Risk, Drainage and Ground Conditions

Flood Risk and Drainage

- 6.57 A Flood Risk Assessment & Drainage Strategy has been prepared by Waterco. The findings and recommendations are outlined below:
- The site is located within Flood Zone 1 an area considered to have the lowest probability of fluvial and tidal flooding. The site is shown to be at a residual risk from blockage of the existing Tack Lea Brook culvert. The identified risk will be mitigated through consideration of site levels and maintaining a flow path within the proposed access road.
 - The existing ponds in the northern extent of the site will be retained for ecological purposes. The ponds will be refurbished to ensure their safe operation for the lifetime of the development. The ponds are served by an overflow channel which connects to Tack Lea Brook upstream of the culvert inlet. Overflows from the ponds should be retained.
 - The proposed development will reduce the impermeable drainage area through the introduction of residential gardens and soft landscaping.

- All methods of surface water discharge have been assessed. As soakaways are not feasible, discharge to the culverted Tack Lee Brook is the preferred option for this site.
- Attenuation can be provided within the sub-grade of permeable paving or in the form of oversized pipes / an attenuation tank.
- Foul flows from the development should discharge to the existing 450mm diameter public combined sewer within Bury and Rochdale Old Road.

Ground Conditions

6.58 A site investigation has been conducted by LK Consulting alongside the preparation of two reports:

- Phase 1 Preliminary Risk Assessment, Geo-Environmental Investigation and Risk Assessment; and
- Additional Site Investigation, Risk Assessment & Remediation Strategy Report

6.59 The reports provide detailed geotechnical and contamination assessments of the site and provide a list of remedial recommendations which are considered appropriate for the site based on the site investigation work undertaken.

6.60 Overall, the proposals are in line with the Core Strategy General Development Requirements and there are no concerns in relation to flood risk, ground conditions or drainage that would prevent the proposed development coming forward.

Air Quality and Dust

6.61 Smith Grant LLP have prepared an Air Quality Assessment in which information on the expected operational trip generation of the proposed development has been provided and reviewed. The findings are outlined below.

6.62 The expected additional vehicle movements and associated vehicle exhaust emissions are not expected to result in significant air quality impacts on residential properties or other sensitive land uses in the area.

6.63 Any fugitive dust impacts during the construction phase of the development can be readily minimised through standard management practices and design implementation of a construction dust management plan incorporated within a Dust Management Plan (DMP) within a wider Construction and Environmental Management Plan (CEMP).

- 6.64 It is concluded that there are no reasons on air quality grounds why the development proposals should not be granted planning permission.

Noise and Vibration

- 6.65 A Noise Impact Assessment has been prepared by PDA which included an assessment of the ambient noise climate for the proposed development. The findings are outlined below.
- 6.66 The noise levels detected at the site are dominated by road traffic noise from Bury and Rochdale Old Road to the south. Mitigation is proposed to the building envelopes to ensure that internal noise levels within habitable areas are suitable for resting and sleeping and are in accordance with the requirements of the NPPF and BS 8233:2014 "Guidance on sound insulation and noise reduction for buildings".
- 6.67 Overall, there are no concerns in relation to noise and vibration that would prevent the proposed development coming forward.

Summary

- 6.68 Overall, on balance, it is considered that the proposed development satisfies the requirements of RMBC's Development Plan, and that of the NPPF and PPG. A high quality design solution has been created which provides a suitable mix and density, whilst sympathetically integrating the scheme into the townscape and landscape.

7 AFFORDABLE HOUSING STATEMENT

7.1 Core Strategy Policy C4 states that

"We will seek affordable housing on all developments of 15 dwellings or more. We will seek a contribution to affordable housing of 7.5% of the development sales value of the overall scheme."

7.2 The supporting text to Policy C4 states:

"In 2008 the Council adopted an Affordable Housing Supplementary Planning Document. This Supplementary Planning Document sets out more detail regarding the provision of affordable housing. It also sets out the calculation for the contribution within the policy which is based on an assumption of 15% of the homes being affordable with an average discount of 50% of the open market value"

7.3 The Council's Affordable Housing SPD states an average figure of 15% Affordable Housing will be required on all sites across the Borough. The development will meet this by proposing a total of 5no. affordable units on site comprising 2 bedroom apartments.

7.4 A schedule of the proposed market and affordable housing is provided below.

Bedrooms	Number	Percentage of Total
Market		
5	6	18.8%
4	10	31.3%
3	10	31.3%
2	1	3.1%
Sub Total	27	84.4%
Affordable		
2	5	15.6%
Total	32	

7.5 The proposals will provide the affordable homes at a discount of 50% against the average market cost of the dwellings on the site to reflect the requirements set out in the Affordable Housing SPD.

- 7.6 The proposed size, type and tenure of housing has been developed in accordance with the local housing needs with 2 bedroom affordable housing amongst the largest shortfall in the borough as set out in Affordable Housing SPD.

Summary

- 7.7 The development proposals include the provision of 15.6% affordable housing on site to be provided in accordance with the requirements of the Council's development plan.

8 ENERGY AND CLIMATE CHANGE ADAPTATION STATEMENT

- 8.1 Core Strategy Policy G1 'Tackling and Adapting to Climate Change' sets out measures to address climate change and emissions, whilst Policy G2 'Energy and New Development' requires that new development adheres to the energy hierarchy.
- 8.2 The development has been designed in order to meet the relevant requirements of policies G1 and G2. This Section of the Statement sets out the detail of how the Applicant proposes to accord with the policy base.

Compliance with Building Regulations

- 8.3 The development will apply a strict implementation of the latest Building Regulations and strive to better the adopted Building Regulations through early adoption of passive principles in all the proposed new buildings on site.
- 8.4 The development has been designed with consideration to the new regulations that will be applicable in 2025. As a result, the passive principles will be incorporated into a building method.

Low/ Zero Carbon Technology

- 8.5 The development will incorporate on site renewable energy sources including solar panels, which will be utilised to run and store within the new buildings.
- 8.6 The Applicant will also look to implement either ground source or air source heating. This will act as a direct replacement for the commonly used gas fired combi boilers.

Energy Efficiency

- 8.7 The scheme has been designed with an envelope first principle. This means that initial improvements will be felt in the external envelope and as a result, the requirement for heating will be diminished.
- 8.8 Cooling technology such as Mechanical Ventilation with Heat Recovery (MVHR) will be introduced within the apartment building. The Applicant will also look to implement this into the other buildings.

Green Infrastructure

Sustainable Drainage Systems (SuDS)

- 8.9 The development will incorporate comprehensive adaptation methods through the incorporation of appropriate water conservation and management measures including Sustainable Drainage Systems (SuDS).
- 8.10 The Flood Risk Assessment & Drainage Strategy prepared by Waterco states attenuation should be provided in the form of SuDS where practical with the following options considered:
- Porous/ Permeable Paving;
 - Underground Attenuation Tanks & Oversized Pipes.

Trees

- 8.11 The existing site is surrounded by dense planting and in terms of impacts on trees, the current proposals are very similar to the 2019 permission. However, includes the additional removal of a moderate quality tree and some trees to the edge of a retained woodland will not materially harm the amenity of the site or the surrounding area.
- 8.12 As with the 2019 permission, the arboricultural impacts can be mitigated by the provision of new trees and landscaping and ecological improvements to the retained woodland.
- 8.13 The quantum of soft landscaping is significantly increased from the existing condition. There is a shift from private gardens to more open shared landscapes that results in increased planting of native species which raises the biodiversity of the site

Summary

- 8.14 The proposed development complies with the Council's relevant policies G1 and G2 by addressing the impacts of climate change by incorporating comprehensive adaptation measures and adhering to the energy hierarchy to ensure that buildings require the minimum amount of energy to function over their lifetime.

9 SECTION 106 HEADS OF TERMS

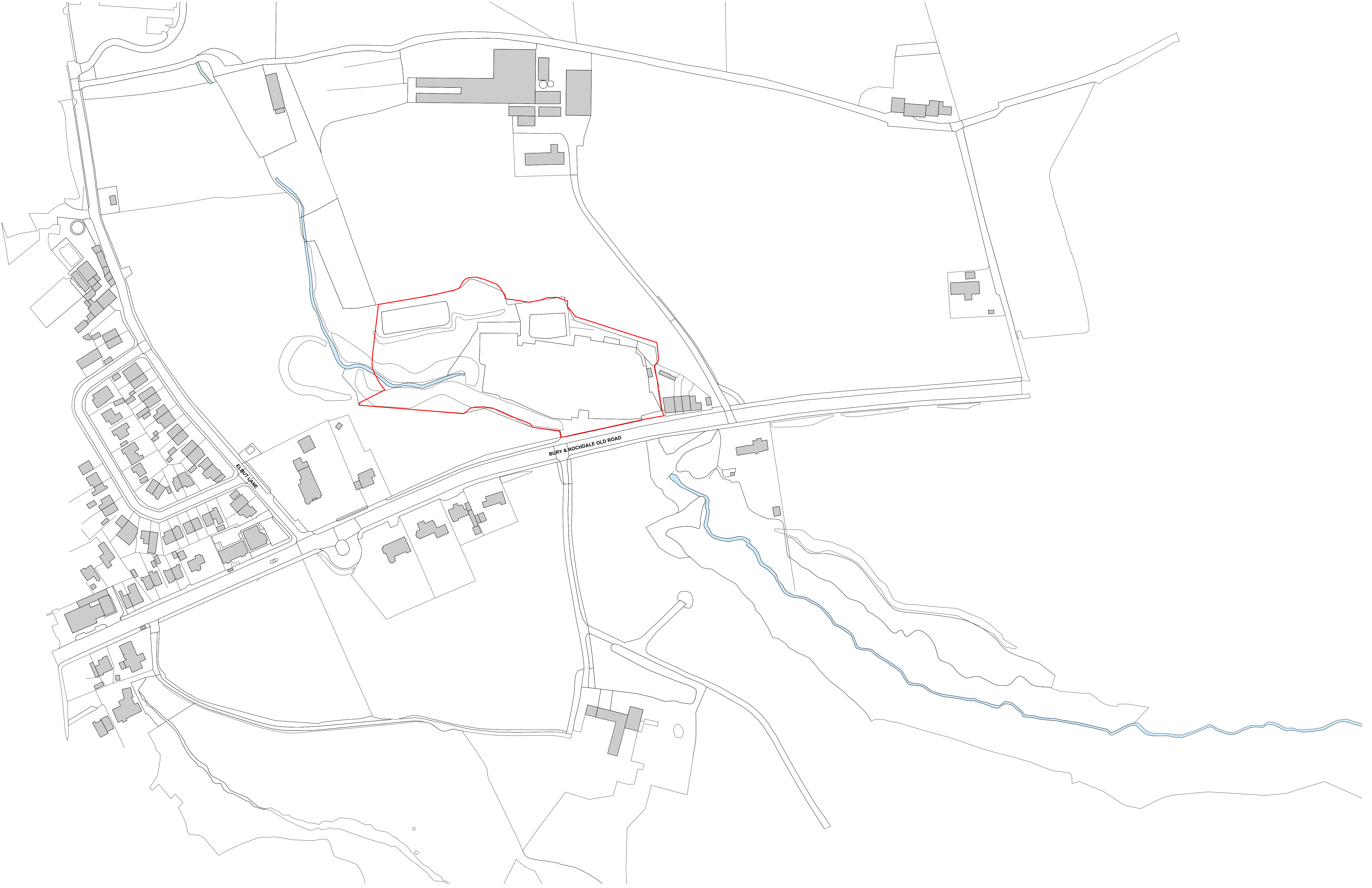
9.1 Required contributions have been discussed with RMBC Officers during pre-application discussions and confirmed in the Council's written pre-application advice. The exact contents of the Section 106 will be confirmed during the determination of the planning application but it is proposed that the Section 106 agreement will include the following:

- Public Open Space – The provision of an on-site Local Area of Play ('LAP') of 165m² to be privately managed and maintained and funded by a service charge;
- Public Open Space – a contribution towards off-site formal sports provision, calculated in accordance with RMBC's latest table of charges;
- On-site Affordable Housing at 15% of total dwelling numbers (discount of 50% against the average market cost of the dwellings on the site); and
- Education Contributions (Primary and secondary).

10 SUMMARY AND CONCLUSIONS

- 10.1 This SPS has been prepared by Asteer Planning on behalf of Hall & Co. in support of a full planning application for a residential development at the former Tack Lea Works, Rochdale.
- 10.2 The application site forms previously developed land identified as a Major Existing Developed Site in the Green Belt in the Council's UDP. Vehicular and pedestrian accesses will be gained via Bury and Rochdale Old Road to the south, a commuter route between Rochdale and Bury which also is also served by frequent bus services.
- 10.3 The proposed development will include 32 market dwellings consisting of 26 houses and 6 apartments. The proposed development provides an improved mix of housing to support the borough's aim to widen housing choice and deliver housing that better suits the needs of existing and future residents. Whilst the density is higher than that of the extant planning permission, the proposed density is better aligned with the Council's density requirements and the assessments undertaken to support this application demonstrate there will be no detrimental amenity effects associated with the proposed development which outweigh the associated benefits.
- 10.4 The scheme has been sensitively designed to take into account the site's opportunities and constraints. The style, layout and vernacular proposed, sensitively integrates the proposed development within a similar footprint and scale of the site's former use. The high quality design will positively respond to the character and appearance of the area through the delivery of the new residential development.
- 10.5 The SPS has confirmed the development satisfies national and local planning policy, and there are no planning policy reasons as to why the proposed development cannot come forward. It is therefore respectfully requested that RMBC approves the application without delay.

APPENDIX 1 Site Location Plan



LOCATION PLAN

1:1250 @A1

IMPORTANT NOTES:

REVISION	DATE	DESCRIPTION

CLIENT: HALL & CO	
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	
ADDRESS: TACK LEA WORKS, BURY, BL9 7UA	
DRAWING TITLE: Location Plan	
SCALE: 1:1250 @A1	DATE: AUG 2022
DRAWING NO: A645_P_001	

OLLIER SMURTHWAITE ARCHITECTS

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APPENDIX 2 Drawing Schedule

Submission Drawings		
Title	Reference	Author
Plans		
Location Plan	A645_P_001	Ollier Smurthwaite Architects
Block Plan	A645_P_002	Ollier Smurthwaite Architects
Topographical Survey	A645_P_003	Ollier Smurthwaite Architects
Existing Site Sections AA & BB	A645_P_004	Ollier Smurthwaite Architects
Existing Site Sections CC & DD	A645_P_005	Ollier Smurthwaite Architects
Proposed Site Plan	A645_P_100	Ollier Smurthwaite Architects
Proposed External Works Plan (1of2)	A645_P_101	Ollier Smurthwaite Architects
Proposed External Works Plan (2of2)	A645_P_102	Ollier Smurthwaite Architects
Proposed House Type 2A Plan	A645_P_200	Ollier Smurthwaite Architects
Proposed House Type 3A Plan	A645_P_201	Ollier Smurthwaite Architects
Proposed House Type 3B Plan	A645_P_202	Ollier Smurthwaite Architects
Proposed House Type 4A Plan	A645_P_203	Ollier Smurthwaite Architects
Proposed House Type 4B Plan	A645_P_204	Ollier Smurthwaite Architects
Proposed House Type 5A Plan	A645_P_205	Ollier Smurthwaite Architects
Proposed House Type 2A Elevations & Section	A645_P_206	Ollier Smurthwaite Architects
Proposed House Type 3A Elevations & Section	A645_P_207	Ollier Smurthwaite Architects
Proposed House Type 3B Elevations & Section	A645_P_208	Ollier Smurthwaite Architects
Proposed House Type 4A Elevations & Section	A645_P_209	Ollier Smurthwaite Architects
Proposed House Type 4B Elevations & Section	A645_P_210	Ollier Smurthwaite Architects
Proposed House Type 5A Elevations & Section	A645_P_211	Ollier Smurthwaite Architects
Proposed Context Elevation A	A645_P_300	Ollier Smurthwaite Architects
Proposed Context Elevation B	A645_P_301	Ollier Smurthwaite Architects
Proposed Context Elevation C	A645_P_302	Ollier Smurthwaite Architects

APPENDIX 3 Policy Schedule

Policy	Summary	Policy Compliant
Rochdale Core Strategy		
C1 - Delivering the right amount of housing in the right places	We will provide sufficient land to deliver at least 460 net additional dwellings per year up to 2028 to assist in the creation of successful, inclusive and mixed communities and meet the housing needs of the borough. In the south of the borough, we will deliver a majority of new homes to reflect its accessibility to the core of the city region and the opportunities that exist for new housing.	Yes. The proposals will contribute to delivering dwellings in the borough by providing larger family dwellings. The site layout will help foster close community connections and contact between residents.
Policy C3 – Delivering the Right Type of Housing	We will deliver the right types of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the borough. To do this we will: • Ensure new development provides housing types that take account of local needs and aspirations; • Ensure that the supply of larger and higher value housing in the borough is improved; • Require a high standard of design and layout that produces attractive places and takes account of energy efficiency and climate change; • Promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character; and • Support the provision of housing on appropriate sites to meet the needs of specific groups including older people and other vulnerable groups.	Yes. The proposals will deliver a range of homes including 2, 3, 4, and 5 bedroom dwellings to ensure the development provides housing types. This will be delivered at an appropriate density and satisfies the requirements of Policy C3.

Policy	Summary	Policy Compliant
Rochdale Core Strategy		
	In the south of the borough the focus will be on widening housing choice and delivering housing that better suits the needs of existing and future residents.	
Policy C4 – Providing Affordable Homes	We will seek affordable housing on all developments of 15 dwellings or more. We will seek a contribution to affordable housing of 7.5% of the development sales value of the overall scheme. In 2008 the Council adopted an Affordable Housing Supplementary Planning Document. This Supplementary Planning Document sets out more detail regarding the provision of affordable housing. It also sets out the calculation for the contribution within the policy which is based on an assumption of 15% of the homes being affordable with an average discount of 50% of the open market value	Yes. The proposals seek to provide 5 affordable units which is equivalent to 15.6% of the total proposed dwellings.
C6 - Improving health and well being	We will improve people's health and well being and reduce health inequalities by: • Creating an economic, physical and social environment which promotes and supports healthy lifestyles; • Supporting and promoting accessible new health facilities and services in town centres and local centres; and	Yes. The development proposals seek to promote and support healthy lifestyles by providing cycle parking to encourage non-motorised transport and access to extensive open space in the east of the site. This will contribute to the Council's goal to improve people's health and well being.

Policy	Summary	Policy Compliant
Rochdale Core Strategy		
	• Focusing the above actions in areas of deprivation, poor health and/or greatest need.	
C7 - Delivering education facilities	We will improve education, skills and training in the borough and raise educational achievement by: • Providing good quality primary and secondary educational facilities; • Promoting the growth and expansion of further and higher education linked to the Colleges at St Mary's Gate and the Middleton campuses; and • Promoting existing and new facilities which have the opportunity to encourage and promote better links with schools and colleges. This will be partly achieved through seeking developer contributions.	Yes. The proposed Section 106 agreement will include education contributions (Primary and secondary). The SPS sets out draft s106 Heads of Terms.
C8 - Improving community, sport, leisure and cultural facilities	We will support and promote the provision of better community, sport, leisure and cultural facilities and will follow the sequential approach set out below, provided they are of a type and scale appropriate to the size of the settlement, are accessible and support our objectives.	Yes. The development provides significant soft landscaping with open shared landscapes which promotes and supports the provision of community, sport, leisure and cultural facilities.
P1 - Improving image	We will require high quality design in all new developments.	Yes. The Design and Access Statement prepared by Ollier Smurthwaite demonstrates the

Policy	Summary	Policy Compliant
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		proposed development has been designed to a high quality.
Policy P2 – Protecting and Enhancing Character, Landscape and Heritage	We will protect and enhance the borough’s character and heritage. This will be done by requiring new development to integrate successfully with the key natural features of the borough and conserving, enhancing and promoting key heritage assets	Yes. The site proposes the retention of most existing trees and supplementary planting on the site to protect and enhance the natural features on the site. There are no nearby heritage assets to the site that the proposals will cause an adverse impact.
Policy P3 – Improving Design of New Development	We will require all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design. All developments should have regard to the principles outlined in the Urban Design Guides SPDs. Design and access statements and design briefs must include demonstration of how these design principles have been taken into account in the design of development proposals.	Yes. A Design and Access Statement has been prepared by Ollier Smurthwaite and demonstrates how proposals are designed to a high level of quality.
Policy G1 – Tackling and Adapting to Climate Change	We will address climate change and ensure growth does not increase CO2 emissions by: • Locating growth in areas which are likely to minimise the need for travel and which are well served by public transport, services and infrastructure;	Yes. The site is located in a sustainable location with proximity to the bus network, generous cycle parking, and onsite electric car charging points are provided to encourage use of sustainable transport.

Policy	Summary	Policy Compliant
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	• Expecting all development and regeneration schemes to be well connected to surrounding areas and facilities by sustainable means of transport (Policy T2); • Encouraging and promoting renewable energy developments, including standalone and community developments, that do not, by virtue of their scale, siting, construction or operation, cause harm to the local area, its character and environmental assets and adjoining uses, which cannot be satisfactorily mitigated (Policy G3); • Promoting the efficient re-use of buildings, especially those of heritage value, and the recycling of construction waste; • Ensuring that development does not cause unacceptable harm to the borough's peatlands and woodlands, and encouraging their restoration and responsible management; • Promoting sustainable waste management through the operation of policies in the Core Strategy and Greater Manchester Joint Waste Plan; • Making the best use of open space to contribute to climate change mitigation and adaptation; and • Securing planning obligations for energy infrastructure and climate change adaptation measures.	The proposals have been designed to an appropriate scale and siting to minimise the impact on the surrounding built and natural environment. Further information is contained in Section 8 of this Supporting Planning Statement which includes an Energy Statement demonstrating accordance with local and national requirements.

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	New developments will be expected to: a. Be zero carbon in line with national targets and definitions; b. Adhere to the 'energy hierarchy' as outlined in policy G2, being designed in such a way that ensures that buildings require the minimum amount of energy to function over their lifetime; c. Reduce CO2 emissions through the use of renewable and low carbon decentralised energy technologies and networks. This will be through both on-site provision in new developments and through connection to local networks; d. Address the impacts of climate change by incorporating comprehensive adaptation measures.	
Policy G2 – Energy and New Development	All new development will be expected to adhere to the energy hierarchy to the extent that policy G2 reflects national policy, targets and requirements for that type of development.	Yes. Section 8 of this Statement sets out the Energy Statement to demonstrate accordance with local and national requirements.
G6 - Enhancing green infrastructure	We will protect, improve and create green infrastructure to help deliver strategic sustainable development priorities and meet local needs in the following locations: Other river valleys and green corridors where the focus will be on enhancing recreational links between urban areas and open	Yes. The proposals protect, improve and create green infrastructure through landscaping measures that incorporate trees, wildflower meadows and allotments. The proposals also include improved access to a significant

Policy	Summary	Policy Compliant
Rochdale Core Strategy		
	countryside to allow passage of wildlife, provide local opportunities for recreation, improving visual amenity, and contribution to local and wider environmental management e.g. reducing air pollution and managing flood risk. Other water bodies (lakes, streams, reservoirs, ponds etc) where the focus will be on celebrating water and promoting water features as a key characteristic of the local landscape, to improve their recreational and biodiversity value, maximise their potential for flood risk management and to incorporate water features (existing and new) as part of new developments, public realm initiatives, town centre design and neighbourhood regeneration initiatives where practicable. Urban areas and new development where the focus will be on incorporating green infrastructure into new development, sustainable urban drainage, increasing the number of street trees, greening housing areas and main roads, developing new green spaces, and incorporating green roofs and walls in new development.	area of improved open space in the east of the site. The proposals retain a large number of trees close to the ponds in the north of the site, that were due to be removed as part of the extant permission. A Flood Risk Assessment & Drainage Strategy prepared by Waterco and Air Quality Assessment prepared by Smith Grant LLP also supports this application.
Policy G7 – Increasing the Value of Biodiversity and Geodiversity	We will ensure that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection. Opportunities for enhancing	Yes. An Ecological Assessment has been prepared by Rachel Hacking.

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	biodiversity and geodiversity, creating new sites and features of interest and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain.	To the west of the site there is a Site of Biological Importance which will be maintained and unchanged in order to preserve and enhance biodiversity in the area. The biodiversity of the site will be further enhanced through the design proposals which include a shift from previously proposed private gardens to more open shared landscapes that results in increased planting of native species.
Policy G8 – Managing Water Resources and Flood Risk	We will ensure that new development (including flood risk mitigation measures) does not lead to any form of increased flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk, is itself well protected from flood risk and ensures prudent use of water resources.	Yes. A Flood Risk Assessment and Drainage Strategy has been prepared by Waterco which states the site is located within Flood Zone 1 an area considered to have the lowest probability of fluvial and tidal flooding. The site is shown to be at a residual risk from blockage of the existing Tack Lea Brook culvert. However, the identified risk will be mitigated through consideration of site levels and maintaining a flow path within the proposed access road.
G9 - Reducing the impact of pollution, contamination and land instability	We will reduce all forms of pollution, contamination and land instability in the borough.	Yes. LK Group has prepared the following reports to address ground conditions and contamination:

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		- Phase 1 Preliminary Risk Assessment, Geo-Environmental investigation and risk assessment; and, - Additional Site Investigation, Risk Assessment & Remediation Strategy Report
T2 - Improving accessibility	We will improve accessibility by locating development where good access to public transport is available or can be provided, backed by measures to reduce the need for travel and effective provision for cyclists, pedestrians and people with impaired mobility.	Yes. The site is located in an accessible location with bus stops directly adjacent to the site. Generous cycle parking is also provided
Policy DM1 – General Development Requirements	All development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they: 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;	Yes. A Design and Access Statement has been prepared by Ollier Smurthwaite and demonstrates the proposals have been developed to a high quality design and fulfils all of the requirements in Policy DM1.

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	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	

Policy	Summary	Policy Compliant
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	m. Do not lead to impacts detrimental to the conservation interests of European Protected Sites.	
Policy DM2 – Delivering Planning Contributions and Infrastructure	We will require developers to: a. Provide, or contribute towards the cost of providing, any physical and social infrastructure that is needed because of proposed development; and/or b. Mitigate the impact of development, through planning obligations and agreements, if the development would otherwise have a negative impact on the delivery of a Strategic Objective. For all types of development, including housing, we will seek contributions for any infrastructure or other measures necessary to mitigate any on site or off-site impacts from the development.	Yes. Section 8 of this statement sets out draft Heads of Terms in relation to Section 106 contributions, to be discussed and agreed with RMBC. The proposed S106 agreement includes the provision of public open space, on-site affordable housing and education contributions.

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Policy D/4 – Control of Development in Green Belt – General	Within the Green Belt approval will not be given, except in very special circumstances, for the erection of new buildings unless it is for the following purposes: a) agriculture and forestry; b) essential facilities for outdoor sport and outdoor recreation, for cemeteries and other uses which preserve the openness of the	Yes. Tack Lea Works is identified as a major existing developed site in the Green Belt (Policy D/5/v) and these proposals are for the redevelopment of the site in this context. In terms of openness of the Green Belt, overall, the proposed development would not

Policy	Summary	Policy Compliant
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	Green Belt and which do not conflict with the purposes of including land in it; c) the limited extension, alteration, or replacement of an existing dwelling in accordance with Policies D/7 and D/8; and d) Limited infilling or redevelopment of major, existing developed sites identified under, and in accordance with, Policy D/5. Proposed development falling within these categories will be acceptable only where it can be shown that it would not prejudice, by reason of its scale, siting, or design, the primary purposes and visual amenity of the Green Belt.	result in any greater impact on the openness of the Green Belt than the previous buildings and hardstanding at the site, or the extant approved scheme which represents a realistic fallback position. As such, the proposed development accords with the policy requirements and is therefore 'not inappropriate' development in the Green Belt.
Policy H/3 – Residential Developments Outside Allocated Areas	Proposals for housing development on sites not allocated for housing or any other use in the plan will be permitted provided that: a) The site is on previously developed land; b) The site is well located in terms of access to jobs, shops and services by modes of transport other than the car; c) The development provides a mix of dwellings in terms of type and size; d) The proposed development is compatible with the Plan's policies dealing with flood risk, unstable land, contaminated land and landfill gas; and e) The proposed development is compatible with surrounding uses, including highways, both in terms of its impact upon those uses	Yes. The site forms previously developed land and benefits from extant planning permission for residential development. The proposals have been designed with consideration to accessibility, surrounding uses and the Council's development plan.

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	and the impact of surrounding uses upon the amenity of future residents.	
Policy H/5 – Residential Density	Housing development proposals will be permitted that result in a net site density of between 30-50 dwellings per hectare. Development proposals at a lower density will be permitted provided that a developer can demonstrate that a higher density would be impossible or undesirable – taking into account the shape, topography and character of the site and impacts on the living conditions of local residents.	Yes. The density of the proposals has been developed and reflects the character of the site, pre-application feedback from RMBC and feedback from the existing community during the pre-application consultation. Overall, it is considered that the density of the proposed development is appropriate and accords with the requirements of Rochdale's development plan, and also demonstrates good design and is compatible with the site's surroundings.
Policy H/7 – Affordable Housing	All new private housing developments will be required to provide an element of affordable housing on site provided that: a) The site is 1.0 hectares or more in size or has the potential for the development of 25 or more dwellings; b) The site is located in reasonable proximity to local services and facilities and accessible by public transport; c) There are no other particular costs associated with development of the site; and d) The provision of affordable housing on the site would not prejudice the realisation of other planning objectives that need to be given priority in development of the site.	Yes. The proposals include the provision of 5 affordable units which is equivalent to 15.6% of the total proposed dwellings.

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Policy BE/2 – Design Criteria for New Development	Development proposals will be required to demonstrate good design by: a) Ensuring that they are compatible with or improve their surroundings by virtue of their scale, density, height, massing, layout, materials, architectural style and detail and means of enclosure; b) Creating visual interest in areas or buildings lacking character; c) Taking opportunities to retain, enhance or create views, landmarks and other townscape features which make a material contribution to the character of the area and reveal such features to public view; d) Retaining and enhancing the architectural or historic qualities and features of buildings of character; e) Appropriate treatment of open spaces between and around buildings, including the provision of landscaping as an integral part of the development layout; f) Retaining key natural features, including trees, as part of the landscaping of the site; g) Providing for safe and convenient access and circulation; h) Minimising opportunities for crime against people or property; i) Making adequate provision for natural light within and between buildings; j) Minimising the potential environmental impact of and on the development, including noise, air and water pollution.	Yes. The Design and Access Statement prepared by Ollier Smurthwaite demonstrates good design in accordance with each criteria listed in Policy BE/2.

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Policy EM/7 – Development and Flood Risk	Development will not be permitted in areas identified as flood plains, or other areas where development could contribute to increased flood risk, unless an appropriate flood risk assessment has been carried out and all of the following criteria are met: a) It will not increase the risk of flooding within the flood plain or in adjoining areas by reducing flood storage capacity, increasing flows within a flood plain or through the additional discharge of surface water; b) It will not itself be at risk from flooding; c) Appropriate sustainable drainage systems are used; d) Adequate access adjacent to the water course for maintenance is provided; e) Existing or proposed flood defences are protected; f) It would not result in extensive culverting; and g) Flood defence works required as a consequence of development are provided at the developer's expense.	Yes. The site is located within Flood Zone 1, indicating the lowest level of flood risk. A Flood Risk Assessment & Drainage Strategy prepared by Waterco also accompanies this application.
Policy EM/8 – Protection of Surface and Ground Water	Development likely to pose an unacceptable risk to surface water and ground water quality, or to water supply will not be permitted. Development proposals will be expected to: a) Make satisfactory arrangements for the disposal of sewage, trade effluent or contaminated surface water;	Yes. A Flood Risk Assessment & Drainage Strategy has prepared by Waterco and contains information on: • Sources of flooding and probability; • Mitigation

Policy	Summary	Policy Compliant
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	b) Avoid exacerbating existing problems such as premature or increased frequency of discharges through storm sewer overflows due to inadequate infrastructure or lack of capacity; c) Ensure adequate safeguards against the pollution of surface or ground water through the spillage or leakage of stored oils/chemicals or other potentially polluting substances; and d) Ensure that there will be no detrimental effect upon the availability of water resources to existing users and the environment.	• Surface water management; • Maintenance; and • Foul drainage.
Policy NE/2 – Designated Sites of Ecological and Geological / Geomorphological Importance	Development proposals adversely affecting sites and areas of ecological and geological/geomorphological importance will not be permitted, the Council seeking to protect and enhance them.	Yes. A Site of Biological Importance is located to the west which will be maintained and unchanged in order to preserve and enhance biodiversity in the area.
NE/6 – Landscape Protection and Enhancement	Development will be permitted where it conserves the physical and cultural attributes of the landscape and contributes, as appropriate, to the regeneration, restoration, enhancement or maintenance of the landscape likely to be affected. Proposals with potential landscape and visual implications will be assessed having regard to the extent to which they would:	Yes. The development proposals will not have adverse visual implications and instead will positively contribute to the visual amenity of the area through soft landscaping to create open shared landscapes with tree planting and wildflower meadows.

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	a) Make a positive contribution to the visual amenity of the area (including views into and from the site and surrounding area); b) Remove incongruous landscape features; c) Assist the conservation of: i. Landscape elements that contribute to local distinctiveness; ii. Historic elements which make a significant contribution (individually or cumulatively) to landscape character and quality (e.g., field, settlement or road patterns, existing buildings, sites and features of archaeological interest); iii. Semi-natural vegetation which is characteristic to the landscape type; iv. The visual condition of landscape elements; and v. Tranquillity and the amenity and informal recreation value of the landscape. Development which adversely affects the character or physical structure of the landscape or which would detract from the physical record of the historic and cultural evolution of an area will not be permitted.	