

Planning Statement Addendum

Land to the west of Smithy Bridge Road,
Littleborough

February 2024

Turley

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Client

Taylor Wimpey Manchester

Our reference

TAYM3008

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1. Introduction

1.1 This Planning Statement Addendum (hereafter referred to as 'PSA') is submitted on behalf of Taylor Wimpey UK Ltd and the Trustees of the Wood Trust and David Antony Buckley ('the Applicant') to Rochdale Metropolitan Borough Council ('RMBC') in support of the planning application at land west of Smithy Bridge Road ("the Site").

1.2 The planning application was validated by RMBC on 07 November 2022 with the following description of development:

Residential development: erection of up to 199 dwellings including vehicular access on to Smithy Bridge Road, with internal highways, car parking, footpaths, cycle paths, boundaries, gardens, open space and other associated works.

LPA ref. 22/01364/FUL

1.3 This PSA:

- Provides a summary of actions and responses from the Applicant in respect of consultee comments received during the determination process of the planning application (Section 2).
- Provides a summary of amendments that are proposed in respect of the planning application submitted (Section 3).
- Provides an appraisal of the amended scheme in accordance with relevant Development Plan policies and other material considerations (Section 4)
- Revisits the overall Planning Balance for the proposals in light of amendments made and other material considerations (Section 5).

1.4 The PSA should be read in conjunction with the original Planning Statement submitted with the planning application.

1.5 The PSA is submitted alongside a number of revised documents and revised plans to those submitted with the original application. These are outlined in **Appendix 1** of this PSA.

2. Responses to Consultee Comments

- 2.1 This Section provides a summary of the consultee responses received since the validation of the planning application in November 2022 and the status of responding to comments, where relevant.

Table 2.1: Status of Applicant's response to consultee comments received for application ref. 22/01364/FUL

Consultee	Response	Status
Rochdale Council Highways Authority	No objection	No action required.
Transport for Greater Manchester	No objection	No action required.
Coal Authority	No objection – conditions recommended	Applicant issued formal response on 13 January 2023 confirming agreement to conditions. No further action required.
Lighting	No objection – conditions recommended	Applicant issued formal response on 13 January 2023 confirming agreement to conditions. No further action required.
Ground Conditions	No objection – conditions recommended	Applicant confirms agreement to conditions. No further action required.
Natural England	No objection	No action required.
Open Space and Formal Sport	No objection – subject to financial contribution	Contributions towards new / enhanced infrastructure will be secured, subject to detailed viability considerations.
Lead Local Flood Authority (LLFA)	No objection – subject to discussions with United Utilities (UU)	Taylor Wimpey are continuing to liaise with the LLFA and UU.
United Utilities	Further information requested	As above, Taylor Wimpey are continuing to liaise with the LLFA and UU regarding comments raised in relation to the proximity of dwellings to an existing sewer.
Environment Agency (EA)	No objection – conditions recommended	Taylor Wimpey are liaising with the EA regarding the scope of the conditions requested.
Canals and Rivers Trust	No objection	No action required.

Consultee	Response	Status
Education Authority	No objection – subject to financial contribution	Contributions towards new / enhanced infrastructure will be secured, subject to detailed viability considerations.
Greater Manchester Archaeological Advisory Service	No objection – conditions recommended	Applicant issued formal response on 13 January 2023 confirming agreement to conditions. No further action required.
Greater Manchester Police	No objection – subject to implementation of recommendations in Crime Impact Statement	Turley issued formal response on 13th January 2023. The response confirmed the applicant's agreement with nearly all of GMPs recommendations, aside from 3.3.7 (Where driveways are located at the side of dwellings it is highly recommended that dusk-til-dawn lighting is provided on the gable end of the property to deter offenders from targeting vehicles) which confirmed that This will not be provided directly by the Applicant. Should future homeowners wish to install such lighting on their property, they will be able to do so.

3. Proposed Amendments

- 3.1 This Section outlines the proposed amendments made as a direct result of comments received from Council Officers and consultees through the consultation process of the planning application.
- 3.2 This Section should be read in conjunction with the Design and Access Statement Addendum prepared by Pegasus.

Revised Layout Arrangement

- 3.3 The key change to the proposed layout from that previously proposed is the arrangement of the western development parcel. This change is discussed in detail within the Design and Access Statement ('DAS') Addendum prepared by Pegasus.
- 3.4 In summary, through discussions with RMBC Officers, the western development parcel has been rearranged to better reflect the existing built form to the north and works positively with the challenging topography of the Site.
- 3.5 Figure 3.1 below provides a comparison of the previous layout of the western parcel against that now proposed.

Figure 3.1: Comparison of previous layout (drawing ref. P21-2628_003S) of the western parcel against that now proposed (drawing ref. P21-2628_003JJ) (extract from DAS Addendum, prepared by Pegasus).



- 3.6 The revised arrangement within this part of the Site has achieved the following positive design principles:

- The dwellings are orientated to create perimeter blocks and positively front out onto the open space, creating a sense of place and allowing natural surveillance to these areas.
- Creation of a strong grid layout in reference to the historic adjacent pattern of development, circa 30% Across and 70% Down the slope.
- A reduction in height of retaining structures within rear gardens / visibility from the public realm. Therefore, the retaining structures do not dominate the street scene and are provided within larger rear gardens, where possible.
- An accessible layout without the need for steps or steep pavements.
- Provision of additional informal pedestrian and cycle routes, reflecting key desire lines.

3.7 Other amendments to the layout include:

- **Allotment** – an allotment has now been included in the proposed scheme following discussion with RMBC Officers, due to the loss of the existing allotment in the northeastern part of the Site. The location of the re-provided allotment is directly adjacent to the east of the existing allotments along the northern boundary of the site and to the north of plot 86. In accordance with local policy¹, this will be re-provided to a high standard of external appearance, modern facilities and good access. Being adjacent to the existing allotments ensures this.
- **Frontage parking** - has been reduced to runs of four and are scattered through the site. Such parking is only provided along limited areas of terraces and semi-detached properties. All frontage parking spaces will be screened with appropriate landscaping.
- **The separation distances** - are all in accordance with the local requirements outlined in the Residential Design Guide Supplementary Planning Document.

Revision of Housing Mix

- 3.8 Taylor Wimpey have liaised closely with RMBC Officers to agree the most appropriate mix of residential accommodation. As per the original intention of the scheme, the aim is to create a diverse community with a particular emphasis on larger family homes in order to respond to the particular need for such within the Borough, as reflected in the draft allocation policy for the site in Places for Everyone Plan (Policy JPA 24) – discussed further in Section 4.
- 3.9 As such, the accommodation mix has been revised slightly to ensure the offer is reflective of this and the revised layout arrangement. The key change to the housing mix from that previously proposed is the introduction of 18 no. terraced properties.

¹ Policy G/7, Rochdale Unitary Development Plan (June 2006) and Policy G6, Rochdale Core Strategy (October 2016).

- 3.10 The number of dwellings proposed remains at 199 dwellings, consisting of a mix of detached, semi-detached and terraced properties. The dwellings will be a mix of 2 and 2.5 storeys in height and will include a range of roof types and pitches, creating variance and interest in ridge height which will add to the overall quality of the street scene.
- 3.11 The type of housing proposed is comparable to existing and proposed housing within the area. The proposed development will therefore be of a comparable scale, character and massing to the surrounding local area.

Table 3.1: Comparison of previous housing mix against the amended and now proposed housing mix.

			Previous Mix		Amended Mix	
Housetype	Dwelling Type	No. Bedrooms	No. Proposed	% total (according to no. beds)	No. Proposed	% total (according to no. beds)
Open Market						
Beaford	Semi-Detached	2	8	4%	2	3%
Beaford	Terraced	2			4	
Eynsford	Semi-Detached	3	30	56%	24	58%
Eynsford	Terraced	3			4	
Harrton	Semi-Detached	3	30		32	
Harrton	Terraced	3			4	
Tetford	Detached	3	19		10	
Tetford	Semi-Detached	3			4	
Aynsedale	Detached	3	19		24	
Byrneham	Detached	3	14		13	
Colford	Detached	4	23	34%	34	33%
Hubham	Detached	4	23		19	
Rightford	Detached	4	21		13	
Aireton	Detached	5	12	6%	12	6%
			199	100%	199	100%

Housetype Design Development

3.12 The design of the proposed housetypes have been developed in discussions with RMBC Officers, including the Design Officer. The DAS Addendum documents the significant amendments to proposed housetypes, with reference to the character areas they occupy. The main characteristics and areas of amendment include:

- Introduction of bespoke housetypes along the southern edge of the proposed development which will be finished in natural stone with vertical stone surrounds and render infill panels (Character Area 4 'Roch Valley').
- Along the green corridors / wedges, all properties will have hipped roofs to feel less dominant in the streetscene and allow views to permeate through. Bespoke vertical fenestration surrounds will feature on these properties (Character Area 5 'Green Wedge').
- Introduction of chimneys, stone lintels and weatherboarding to select properties to add visual interest.

3.13 **Figure 3.2** below provides a comparison of an example of two previously proposed housetypes against those now proposed.

Figure 3.2: Comparison of two previously proposed housetypes (left) against those now proposed (right).

Aynesdale



Beaford



- 3.14 A range of different house types have been carefully selected from a wider palette to create a development which is visually interesting and modern, yet coherent with the surrounding area. The use of different materials will create visual interest and add variety to the streetscene.
- 3.15 The advancement of the design of the housetypes has further enhanced the high-quality design that will be achieved across the proposed development.

Summary of Amendments

- 3.16 The amendments to the proposed development maintain the original intention of the scheme to provide a high-quality designed development which offers a variety and diverse mix of housing to meet local needs, including the provision of larger family homes.
- 3.17 The proposed development as a whole continues to contribute to boosting the supply of homes in Greater Manchester and delivering the homes that Rochdale and Greater Manchester need, as discussed in the original Planning Statement and in section 4 of this PSA.

4. Planning Appraisal

- 4.1 Section 6 of the original Planning Statement appraised the proposed development against the relevant provisions of the Development Plan² and other material considerations³.
- 4.2 Firstly, it is important to recognise the advanced status of the Places for Everyone ('PfE') Plan for Greater Manchester which can now be afforded **substantial weight** in the determination of the planning application.
- 4.3 On the 15th February 2024, the Inspectors Report⁴ was published confirming that subject to the recommended main modifications, the PfE Plan is sound and legally compliant and therefore is capable of adoption (paragraph 938). It is now for the nine local planning authorities to consider adoption at meetings of their full Council between the end of February and the 20th March 2024.
- 4.4 PfE has been subject to rigorous testing and evidence gathering with respect to many issues, including meeting housing needs, of which subsequent site allocations for residential development have been identified. The sites identified are considered to comprise the optimum way to deliver housing needs across Greater Manchester and individual authority areas.
- 4.5 PfE allocates the Site for residential development (Policy JPA 24 'Roch Valley'). As such, the Site is considered to be suitable for residential development by both the Greater Manchester Combined Authority ('GMCA') and RMBC. An appraisal of the proposed development against the relevant draft policies of PfE is provided at **Table 4.3** further below. This demonstrates that the proposed development is compliant with all relevant draft policies of the PfE Modifications version, in particular, the draft policy allocation for the site 'Roch Valley' (Policy JPA 24).
- 4.6 Whilst substantial weight can now be applied to PfE, it is recognised that it does not yet form part of the Development Plan for Rochdale. As such, outlined below is a summary of the implications of the proposed amendments on the original planning appraisal – taking the assessment against the Development Plan first, followed by an assessment against all other material considerations, including PfE.

² Rochdale Core Strategy (adopted October 2016); Saved Policies of the Rochdale Unitary Development Plan (adopted June 2006); Greater Manchester Minerals Plan (adopted March 2013); Greater Manchester Waste Plan (adopted April 2012).

³ National Planning Policy Framework (July 2021, now December 2023); relevant Supplementary Planning Documents and Guidance adopted by RMBC; emerging Places for Everyone Development Plan; emerging Rochdale Allocations Development Plan Document; associated evidence base and monitoring documents.

⁴ Report to Greater Manchester Combined Authority, Report on the Examination of Places for Everyone, Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan, 14 February 2024 (File ref. PINS/T4210/429/6).

(A) Assessment against the Development Plan

Principle of Development

- 4.7 The amendments to the scheme as detailed in this PSA and accompanying documents do not change the overall conclusions to the principle of development on the Site as discussed in Section 6 of the original Planning Statement. It is considered that the proposed development complies with the overall spatial strategy and objectives of the adopted Development Plan and other relevant policies that go to the principle of development.
- 4.8 In particular, the proposed development responds to the identified need to increase housing delivery in the Borough and will make an important contribution towards meeting qualitative and quantitative needs within the Borough. The original Planning Statement provided a critique of the claimed Five-Year Housing Land Supply (5YHLS) at the time of the submission of the planning application – 6.2 years’ supply. Our review concluded that the 5YHLS should in fact be 3.4 years’ supply. This was largely due to the supply being overstated and that the Council had incorrectly applied the adopted Core Strategy housing requirement when calculating the 5YHLS, as opposed to the local housing need derived using the standard method which should have been used as the Core Strategy is now more than 5 years old.
- 4.9 It is noted that the Council’s evidence has since been updated, dated March 2023, in which the Council claims to have a 5.6 years’ supply, against the local housing need figure (Standard Method) and applying the 5% buffer (as we advised as the correct methodology in the previous critique). This PSA does not seek to critique the updated evidence base; however, it is acknowledged that some sites we previously advised to be discounted have now advanced which has improved the supply position of the Council. Nevertheless, the claimed supply still includes sites that we had previously identified to be discounted and where their status remains unchanged. The combined effect of this and the already marginal claimed supply, leads us to conclude that the Council still have a less than five-year housing land supply.
- 4.10 Similarly, the updated evidence base shows a lower supply than previously claimed, indicating that housing delivery remains a challenge in the Borough, such that the Council needs to bring forward sites identified as suitable (such as this Site) as quickly as possible. This is also important in terms of demonstrating early delivery of the proposed site allocation and commitments within Places for Everyone, which can now be afforded substantial weight in the determination of the planning application (discussed later in this Section).
- 4.11 Subject to planning permission being granted, Taylor Wimpey would look to commence development as soon as any pre-commencement conditions have been discharged, indicating a potential start on site in January 2025. Based on this anticipated start date, and an average build rate of 45-50 dwellings per annum, the full quantity of dwellings, as identified through the draft allocation, could be delivered by January 2029.
- 4.12 Whilst conflict with the Protected Open Land policy in the UDP (Policy D/10) has been identified⁵, this needs to be considered in the context of a more recent Protected Open

⁵ Paragraphs 6.79 – 6.80 of the original Planning Statement.

Land policy in the Core Strategy (Policy G5) which the proposals comply with⁶. In addition to the substantial weight that can now be afforded to PfE, of which the Site is allocated for residential development (as discussed later in this Section). Nevertheless, this conflict needs to be considered in the planning balance.

- 4.13 The proposed amendments to the scheme do, however, address the previously identified conflict with UDP Policy G/7 and the element of CS Policy G6 relating to the protection of allotments. As the scheme now incorporates a replacement allotment which will be provided to a high standard of external appearance, modern facilities, and good access; the proposed development now complies with these policies and no conflict arises.

Appraisal against other relevant Development Plan policies

- 4.14 **Table 4.1** below provides an appraisal of the revised scheme against the development management policies of the Development Plan discussed thematically, as per the original Planning Statement.

- 4.15 The respective technical consultants have reviewed the revised scheme and advised whether updated technical assessments are necessary, or where the original assessments and conclusions still apply.

Table 4.1: Appraisal of the revised scheme against the development management policies of the adopted Development Plan.

Theme	Relevant Document	Appraisal
Development Management Policies	- Design and Access Statement (November 2022), prepared by Pegasus - Design and Access Statement Addendum (January 2024), prepared by Pegasus - Energy Report (February 2024), prepared by Award Energy	The appraisal against Core Strategy ('CS') Policies DM1, DM2 and G1 within the original Planning Statement at paragraphs 6.110 – 6.113 remain relevant. The proposed development complies with these policies.
Design	- Design and Access Statement (November 2022), prepared by Pegasus - Design and Access Statement Addendum (January 2024), prepared by Pegasus	As per the conclusions in the original Planning Statement (paragraphs 6.114 – 6.116) and discussed in Section 3 of this PSA; the proposed development achieves a high-quality design which has been positively developed with RMBC Officers, including the Design Officer, such that it accords with CS Policies P1, P2, P3, C6 and DM1, and UDP Policy G/8(B).

⁶ Paragraphs 6.2 – 6.78 of the original Planning Statement.

Theme	Relevant Document	Appraisal
Ecology	- Ecology Assessment (V 3.0), prepared by TEP - Biodiversity Net Gain Assessment and Metric (January 2023), prepared by TEP	The Ecology Assessment remains unchanged from that originally submitted. The Biodiversity Net Gain (BNG) Strategy has evolved since the initial submission. Whilst the approach remains to include a blend of on-site and off-site enhancement to secure a 10% net gain, Taylor Wimpey have now secured a site to provide the required off-site enhancements. The site is at Dewhirst Road which is c. 2.5 km to the north west of the Site. The has been agreed with Officers and Greater Manchester Ecology Unit (GMEU) as an acceptable approach. This is also in accordance with the BNG regulations being mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The proposed development therefore complies with CS Policies G7 and C6, and UDP Policies G/8(A) and NE/2.
Health	- Health Impact Assessment (September 2022) - Health Impact Assessment Addendum (February 2024) (Appendix 2 of this PSA)	The appraisal against CS Policy C6 at paragraph 6.125 in the original Planning Statement remains relevant, as confirmed in the Health Impact Assessment Addendum presented at Appendix 2 of this PSA. For completeness, a targeted update has been conducted in relation to the proposed development's impact on GP facilities. The updated analysis continues to demonstrate that sufficient capacity would be available at local GP surgeries to accommodate the potential uplift in demand generated by the Proposed Development. The proposed development complies with CS Policy C6 and a financial contribution in relation to health facilities is not required, as per the previous conclusions.
Trees	Arboricultural Impact Assessment (February 2024), prepared by Urban Green	Urban Green has undertaken an updated Tree Survey and provided a revised Arboricultural Impact Assessment (AIA). This confirms that the proposed development necessitates the removal of seven trees, four hedges, a section of a one hedge, one tree from one group and four sections of one further group. All of these are deemed either low or unsuitable quality as defined in BS5837:2012. The AIA includes a number of recommendations, as per those outlined in paragraph 6.127 of the original Planning Statement.

Theme	Relevant Document	Appraisal
		The proposed development takes into account the recommendations of the technical consultant and does not, overall, adversely affect existing trees on site. The proposals, therefore, comply with CS Policies P1, G7 and DM1.
Transport and Access	- Transport Assessment (September 2022), prepared by i-Transport - Travel Plan (September 2022), prepared by i-Transport	The appraisal of the proposed development against CS Policies P3, G1, C6, T2 and DM1 at paragraphs 6.129 – 6.130 in the original Planning Statement remain relevant. The proposed development complies with these policies.
Ground Conditions	LK Group documents: - Final Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy (doc ref. CL-602-LKC 18 1005-02) (July 2022) - Slope Stability Risk Assessment (doc ref. CL-602-LKC 22 1183-01) (August 2022) - Mining Report (doc ref. Q316 SFK (TLC1004) rep CH LKConsult 011018 (Rev G) (October 2019) - Mineshaft Remediation Strategy (letter dated 10 December 2019)	The appraisal of the proposed development against CS Policies G9 and DM1 at paragraphs 6.131 – 6.133 of the original Planning Statement remain relevant. The proposed development complies with these policies.
Flood Risk and Drainage	Flood Risk Assessment and Drainage Strategy (February 2024), prepared by LK Group	LK Group have updated the previous Flood Risk Assessment and Drainage Strategy to account for revised climate change allowances since the previous iteration. This confirms that the conclusions of the previous assessment remain the same, in which a recommendation is proposed to set minimum finished floor levels at a nominal height above the proposed ground levels. The proposed development has taken this recommendation into account and therefore complies with CS Policies G8 and C6 and UDP Policies EM/7 and EM/8.

Theme	Relevant Document	Appraisal
Noise	Noise Impact Assessment (September 2022), prepared by Ensafé	The appraisal of the proposed development against CS Policy G9 at paragraphs 6.136 – 6.137 of the original Planning Statement remain the same. The proposed development complies with CS Policy G9 and a suitably worded condition can be applied to any planning permission requiring the preparation and approval of a noise mitigation scheme.
Open Space	Design and Access Statement Addendum (January 2024), prepared by Pegasus	The proposed development complies with the relevant standards and incorporates a total of 1.19 ha of Public Open Space (comprising a LEAP, a network of footpaths and cycle routes, a retained and diverted Public Right of Way and seating areas), and a further 4.86 of Open Space. The proposed development therefore complies with CS Policies G1, C6, C8 and DM2.
Air Quality	Air Quality Assessment (September 2022), prepared by Ensafé	The appraisal of the proposed development against CS Policy G9 at paragraphs 6.140 – 6.141 of the original Planning Statement remain the same. The proposed development complies with CS Policy G9 in this regard.
Landscape and Visual Impact	Landscape and Visual Impact Assessment (September 2022), prepared by Randall Thorp	The appraisal of the proposed development against CS Policies P2, P3, DM1 and UDP Policy G/8(A) at paragraphs 6.142 – 6.144 of the original Planning Statement remain unchanged. Randall Thorp have confirmed that the changes to the proposed development are such that they will not materially change the outcome of the findings of the Landscape and Visual Impact Assessment. As such, the proposed development complies with the aforementioned policies in relation to landscape and visual impact.
Heritage	Built Heritage Assessment (February 2024), prepared by RPS	RPS have updated the Built Heritage Assessment to reflect recent changes to the National Planning Policy Framework (NPPF) since the original submission and previous issue of the report, dated March 2022). However, the conclusions discussed at paragraphs 6.145 and 6.146 of the original Planning Statement remain unchanged, such that the proposed development will not cause harm to any identified heritage assets, in accordance with CS Policy P2.
Archaeology	Archaeological Desk-Based Assessment	RPS have updated the Archaeological Desk-Based Assessment to reflect recent changes to the NPPF

Theme	Relevant Document	Appraisal
	(February 2024), prepared by RPS	since the previous issue of the report, dated March 2022. The conclusions discussed at paragraphs 6.147 – 6.150 of the original Planning Statement remain unchanged, such that in light of the site’s low potential, the archaeological interest of the site can be secured by an appropriately worded planning condition for a programme of archaeological investigation and recording attached to consent. The proposed development is therefore compliant with CS Policy P2 and UDP Policy EM/7.

(B) Other Material Considerations

National Planning Policy Framework

4.16 The NPPF was updated in December 2023, therefore, **Table 4.2** below assess the proposals against the relevant policies in the NPPF.

Table 4.2: Appraisal against relevant policies in the NPPF (December 2023).

Section	Appraisal of Proposed Development
Section 5: Delivering a sufficient supply of homes	Delivery of 199 new homes on the application site will make a notable contribution towards meeting identified housing needs within the Rochdale Borough and, in turn, national policy objectives to ‘boost significantly’ the supply of housing. The commitment to focusing delivery on larger, family homes reflect identified needs in the Pennine Township and Rochdale Borough and, therefore, aligns with national policy in terms of ensuring that specific needs are identified and met⁷.
Section 6: Building a strong, competitive economy	The NPPF confirms that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development⁸. The proposals will make a significant contribution towards local priorities for economic development. It will provide a high-quality housing offer capable of attracting highly skilled workers into the area, who will help to support and grow the type of businesses desired in the Borough in the future. In addition, local jobs will be created through the construction stage and new residents will contribute towards a significant rise in expenditure to support the local economy and generate additional Council Tax receipts. The proposed development will therefore make an important contribution towards the achievement of sustainable economic growth in the Rochdale Borough and is fully supported by the requirements and advice of the NPPF.

⁷ Paragraph 60, National Planning Policy Framework (December 2023)

⁸ Paragraph 85, National Planning Policy Framework (December 2023)

Section	Appraisal of Proposed Development
Section 8: Promoting healthy and safe communities	The location of the application site ensures that the development will contribute positively to this objective. The development proposes new pedestrian and cycle links to the surrounding area, enhancing permeability and ensuring that it is not a stand-alone development. It is an ideal location for residential development, located immediately adjacent to a vibrant and sustainable residential area and in close proximity to existing local facilities and services which are easily accessible by foot, bicycle and public transport. The detailed proposals show how the development will create informal recreation open spaces and permeable and legible pedestrian and cycle routes through the site and into surrounding residential areas. The suitability of the Site for residential development has been recognised by both RMBC and the Greater Manchester Combined Authority through the proposed allocation of the Site for residential development within PFE (allocation Policy JPA 24) that can now be afforded substantial weight in the determination of the planning application.
Section 9: Promoting sustainable transport	The Transport Assessment, as summarised in the original Planning Statement (paragraphs 6.129 – 6.130), confirms that the site is accessible to a wide range of key facilities and services within walking / cycling distance, and there are a wide range of opportunities for sustainable transport modes in the local area, therefore, reducing the reliance on car-based travel. A Framework Travel Plan has been prepared and outlines a range of measures which will be promoted to residents in order to encourage sustainable travel patterns from the site. This includes the provision of a Residents' Welcome Packs, a travel notice board, community website and personalised travel planning to enable residents to make informed choices about their travel options. Each dwelling will include an EV charging point⁹.
Section 11: Making effective use of land	The Framework seeks to promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions. Whilst only approximately half of the application site will be developed, the southern element of the site will be retained as open space in order to retain a 'green corridor' along the river valley. The extent of built form respects the existing extent of surrounding development, and varying levels across the site. The development will achieve an average density of 30 dwellings per hectare (dph) across the site; this is considered to be appropriate in the context of the site constraints and consistent with the character of the existing urban area. The undeveloped part of the site will serve a number of functions including as Public Open Space, drainage attenuation, a landscape buffer and recreational routes.

⁹ Paragraph 116(e), National Planning Policy Framework (December 2023)

Section	Appraisal of Proposed Development
Section 12: Achieving well-designed and beautiful places	This planning application is submitted in full and supported by a detailed Design and Access Statement and associated Addendum which demonstrate how the development has been positively designed, including through extensive liaison with RMBC Officers, to ensure the highest quality of development that will be assimilated into the wider area. The NPPF confirms that good design is a key aspect of sustainable development, and the proposed development achieves this through the creation of a high quality, beautiful and sustainable place¹⁰ that respects and integrates into the local environment, including through the implementation of a comprehensive landscape scheme and the inclusion of Character Areas.
Other relevant chapters	The detailed analysis presented earlier in this appraisal demonstrates how the proposal reflects and will make positive contributions towards each of the following national policy objectives: • Meeting the challenge of climate change, flooding and coastal change (Section 14) • Conserving and enhancing the natural environment (Section 15) • Conserving and enhancing the historic environment (Section 16) • Facilitating the sustainable use of minerals (Section 17)

4.17 As per the conclusions in the original Planning Statement, the proposed development is entirely consistent with the NPPF and represents sustainable development when considered against the requirements of the NPPF as a whole. The proposed development will deliver significant benefits (as outlined at paragraph 6.177 of the original Planning Statement) and no adverse impacts have been identified when considering the NPPF as a whole.

4.18 In the circumstances, the Framework dictates that planning permission should be granted. Compliance with national planning policy is a material consideration capable of being attributed significant weight; particularly in the context of the imperative to boost housing supply and the current shortfall in a deliverable five-year housing land supply in Rochdale.

Supplementary Planning Documents

4.19 As per paragraphs 6.158 – 6.160 of the original Planning Statement.

Places for Everyone Development Plan

4.20 Places for Everyone ('PfE') will provide a key part of the development plan for the nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes and sustainable growth. It has been published by the Greater Manchester Combined Authority (GMCA) on behalf of the nine districts.

¹⁰ Paragraph 131, National Planning Policy Framework (December 2023)

- 4.21 PfE allocates the site for residential development (policy JPA 24 'Roch Valley'). The weight to be applied to emerging policy and plans is set out in Paragraph 48 of the NPPF. It states that local planning authorities may give weight to relevant policies in emerging plans according to:
- the stage of preparation of the emerging plan.
 - the extent to which there are unresolved objections.
 - the degree of consistency of the relevant policies in the emerging policies to the NPPF.
- 4.22 Since submission of the planning application, PfE has significantly advanced. At the time of submission, an independent examination to its provisions had just begun. Whilst the examination is on-going, all planned examination hearing sessions have concluded, and the GMCA has submitted a list of proposed main modifications to the plan and changes to the policies map associated with the main modifications. Following this, the examination inspectors have issued examination document IN39¹¹ dated 11th September 2023. This confirms that the inspectors are satisfied that at this stage of the examination that the list of proposed modifications are necessary to make the plan sound and/or legally compliant and would be effective in that regard.
- 4.23 The inspectors have therefore indicated their position on the proposed policy content of the plan as modified, including the proposed allocations (including JPA 24). This – as confirmed in their note IN39 – is without prejudice to their final conclusions which will be formed after consideration of responses to the public consultation to be carried out on the main modifications.
- 4.24 On the 15th February 2024, the Inspectors Report¹² was published confirming that subject to the recommended main modifications, the PfE Plan is sound and legally compliant and therefore is capable of adoption (paragraph 938). It is now for the nine local planning authorities to consider adoption at meetings of their full Council between the end of February and the 20th March 2024.
- 4.25 It is accepted that whilst PfE cannot be given full weight in planning decisions, in light of the foregoing, it is considered that RMBC should give PfE, as modified, **substantial weight** in the determination of these planning applications.
- 4.26 An assessment of the proposals against relevant PfE policies as modified is below (**Table 4.3**).
- 4.27 This demonstrates that the proposed development is compliant with all relevant draft policies of the PfE Modifications version, in particular, the draft policy allocation for the site 'Roch Valley' (Policy JPA 24).

¹¹ [IN39-Next-Steps-Sept-2023.pdf \(hwa.uk.com\)](#)

¹² Report to Greater Manchester Combined Authority, Report on the Examination of Places for Everyone, Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan, 14 February 2024 (File ref. PINS/T4210/429/6).

Table 4.3: Appraisal of the Proposed Development against Places for Everyone Modifications Version (2023)

Places for Everyone Draft Policy	Appraisal of Proposed Development
Spatial Strategy & JP-Strat 6 'Northern Areas'	The central theme of PfE's spatial strategy is to deliver inclusive growth across the city-region (PfE[4.1]). Increasing the competitiveness of the 'northern areas' which includes Rochdale, is identified including through the allocation of sites for development identified through the plan to help <i>"boost economic opportunities and diversify housing provision"</i> (PfE Policy JP-Strat 6 first paragraph). Through the allocation of the site for the delivery of around 200 new homes, the proposed development through this planning application makes an important contribution to this strategic policy objective. Notably through the diversification of the housing stock within Rochdale, thus increasing the competitiveness of the area. The proposed development therefore complies with draft Policy JP-Strat 6.
JPA 24: Roch Valley	In accordance with the draft allocation policy for the Site (JPA 24), the proposals: 1) Will deliver 199 new homes on the northern part of the site, comprising a range of 2, 3, 4 and 5-bed dwellings and in accordance with relevant local policy requirements, including affordable housing which is being tested through a detailed Viability Appraisal and negotiations with RMBC. Policy C4 of the adopted Rochdale Core Strategy acknowledges the provision of affordable housing can be adjusted to take into account the economic viability of a development. The proposed development is, therefore, consistent with local policy in this regard. 2) Have been designed through a comprehensive masterplanning process, as documented by the planning application documents, most notably the Design and Access Statement (October 2022) and Design and Access Statement Addendum (January 2024). This has involved close collaboration with Council Officers and PlacesMatter Design Review Panel to achieve an 'excellent design' in a highly sustainable location which takes advantage of this through the comprehensive network of footpaths and cycleways connecting the site to surrounding areas, including the train station. 3) Have been designed to safeguard the land between the developed part of the site and the River Roch. The southern part of the site is free from built development and provides c. 5 ha of open space that will be accessible via footpaths. This area also includes a large pond to the south of the access road which, along with planting and the retained wet area, will include a variety of habitats to improve biodiversity such as wetland meadows. 4) Reflect and respond to the characteristics of the Pennine Foothills (West / South Pennines) landscape character type. The proposed development has been designed to positively reflect the landscape characteristics. In

particular, a Landscape and Visual Impact Assessment (prepared by Randall Thorp) has been carried out which confirms the effects on landscape features and landscape character as a result of the proposed development are not significant. Indeed, it confirms that the proposed development would have a beneficial effect on landscape features, through the introduction of open spaces, tree and grassland planting along the site boundaries and within the river corridor.

- 5) Protect and enhances archaeological features. RPS has prepared an Archaeological Desk Based Assessment to support this planning application and concludes there are no archaeological designated heritage assets on the Site and the archaeological designated heritage assets within the surrounding area are screened from the Site by intervening built development and topography. The Site has no historic associations with any archaeological designated heritage assets and therefore the proposed development will not directly or indirectly impact upon the heritage significance of any archaeological designated heritage assets. There are three non-designated archaeological assets recorded within the study site, all of which are considered to be of no more than local importance. The Assessment confirms, in light of the site's low potential, the archaeological interest of the site can be secured by an appropriately worded planning condition for a programme of archaeological investigation and recording attached to consent.
- 6) Make provision for new and improved sustainable transport. The development proposes new pedestrian and cycle links to the surrounding area, enhancing permeability and ensuring that it is not a stand-alone development. The Site is located immediately adjacent to a vibrant and sustainable residential area and in close proximity to existing local facilities and services which are easily accessible by foot, bicycle and public transport. The accompanying design documents show how the development will create informal recreation open spaces and permeable and legible pedestrian and cycle routes through the site and into surrounding residential areas. There are therefore a wide range of opportunities for sustainable transport modes in the local area. The scheme also includes EV charging points to every dwelling.
- 7) Are designed to incorporate the eastern section of the potential relief road and incorporates high quality and attractive pedestrian and cycle routes along this. The development has been designed to incorporate the eastern phase of the relief road. The road is proposed to comprise of a 6.5m width carriageway with 2m footways either side and a 3m bi-directional cycleway to the south. Two Dutch crossing points are provided along the road which comprise a raised table with formal pedestrian and cycle crossings.
- 8) Make financial contributions for offsite education provision and also outdoor sports provision. Taylor Wimpey is committed to continuing to

work with RMBC to progress detailed discussions about relevant financial contributions as the application progresses. The level of contributions that can be committed and the purpose to which this is put towards will be heavily dependent upon viability considerations in accordance with prevailing policy (paragraph 58 of NPPF).

- 9) Mitigate recreation disturbance impacts on the South Pennine Moors. The proposed development includes a combined foot / cycleway along the road and connecting into the two green corridors. This will enhance connections in an east-west direction and connect to the Roch Valley Trail; providing recreation opportunities and increased access to the surrounding community.
- 10) Have considered its location within a Mineral Safeguard Area through the preparation of a Mineral Resource Assessment which concludes that there is no shallow coal or associated brick clay on the site and that the proximity of existing residential development means that the sandstone resource has no realistic prospect of ever being extracted.

The proposed development therefore complies with all provisions of draft policy JPA 24.

Policy JP-S2 (Carbon & Energy)

JP-S2 seeks to deliver a carbon neutral Greater Manchester no later than 2038 and outlines a number of measures which will be supported to achieve this, including an expectation on development proposals to be net zero carbon, with the target trajectory expected to be in line with 2025 Future Homes Standard.

As demonstrated through the Energy Report prepared by Award Energy (January 2024), in accordance with RMBC's sustainability requirements, the enhanced fabric specification of the new dwellings proposed for the proposed development reduces average energy demand on the site by 1.91% and average carbon emissions by 5.82% over the 2021 Building Regulations requirements. This results from the use of photovoltaic panels across the scheme (equating to c. 317.52 kWp) and the provision of energy efficiency measures. The sustainable measures proposed are in line with RMBC's Core Strategy Policies G1 and G2 and the National Planning Policy Framework 2023, which emphasise sustainable development, energy efficiency and reduction in carbon emissions.

As the proposed development is expected to commence in 2025, the homes will be built to the 2025 Future Homes Standard. This will be mandated through the associated Building Regulations process.

The proposed development therefore complies with draft policy JP-S2.

Policy JP-S5 (Flood Risk and the Water Environment)

Policy JP-S5 seeks to ensure that the quantity and quality of water bodies are protected and that flood risk is managed. This includes through minimising impacts of current and future flood risk and expecting developments to manage surface water runoff through sustainable drainage systems and as close to the source as possible.

A detailed Flood Risk Assessment and Drainage Strategy has been prepared by LK Group, the assessment confirms all relevant consultees have confirmed that there is a negligible to low risk of flooding to this site from all sources except fluvial and surface water. It is recommended that the minimum finished floor levels for the development should be set at a nominal height above the proposed ground levels. This is to allow for overland flow during exceedance flows from an extreme event or a drainage failure.

The proposed development therefore complies with draft policy JP-S5.

Policy JP-S6 (Clean Air)

Policy JP-S6 seeks to ensure a comprehensive range of measures are taken to support improvements in air quality, focusing particularly on the locations where people live.

Ensafe prepared an Air Quality Assessment which concludes that the use of good practice control measures would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level. The site is therefore considered suitable for proposed end use without the implementation of protective mitigation techniques.

The proposed development is therefore compliant with draft policy JP-S6.

Policy JP-S7 (Resource Efficiency)

JP-S7 outlines the key role the achievement of a circular economy and zero-waste economy plays in meeting Greater Manchester's ambition of becoming a leading green city region by 2038. To help achieve this a number of measures are identified, including the use of sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, and reduce and recycle waste.

As outlined above at Policy JP-S2, the scheme is proposed to incorporate a range of energy efficiency measures to reduce carbon emissions and future proof homes. Each dwelling will be provided with the provision of bins to segregate and recycle waste, in accordance with the local requirements.

In addition, the sustainable location of the Site and the provision of EV charging points to each dwelling, will help to reduce carbon emissions in this respect.

Overall, the proposed development complies with draft Policy JP-S7.

JP-H1 (Scale, Distribution and Phasing of New Housing Development)

JP-H1 sets out a requirement for a minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039, or an annual average of around 10,305. For Rochdale, this equates to a total of 10,472 over the plan period and an average annual requirement of 616 additional dwellings.

The contribution the proposed development will make to delivering the homes that Rochdale and Greater Manchester need is discussed in detail in Section 6 of the original Planning Statement.

Ultimately, the proposed development responds to the identified need to increase housing delivery in the Borough and will make an important contribution towards meeting qualitative and quantitative housing needs within the Borough.

The proposed development therefore complies with draft policy JP-H1.	
Policy JP-H2 (Affordable Housing)	JP-H2 outlines the requirement to ensure substantial improvements in the ability of people to access affordable housing, in accordance with targets in local plans and evidenced through viability. As outlined earlier and in accordance with point one in the JPA-24 draft allocation policy, the ability (or otherwise) of the development to make a contribution towards affordable housing is being tested through a detailed Viability Appraisal and negotiations with RMBC. This is enabled through locally adopted Policy C4 which acknowledges that the provision of affordable housing can be adjusted to take into account the economic viability of a development. The proposed development therefore complies with draft policy JP-H2.
Policy JP-H3 (Type, Size and Design of New Housing)	Policy JP-H3 outlines that development should seek to incorporate a range of dwelling types and sizes that meet local needs and deliver more inclusive neighbourhoods. The contribution the proposed development will make to delivering the homes that Rochdale and Greater Manchester need is discussed in detail in Section 6 of the original Planning Statement. Since then, the proposed housing mix has been developed in consultation with Officers. The proposed development comprises the construction of 199 dwellings, consisting of a mix of detached, semi-detached and terraced properties. The dwellings will be a mix of 2 and 2.5 storeys in height and will include a range of roof types and pitches, creating variance and interest in ridge height which will add to the overall quality of the street scene. The type of housing proposed is comparable to existing and proposed housing within the area. The proposed development will therefore be of a comparable scale, character and massing to the surrounding local area, albeit with a particular focus on larger family homes in order to respond to the particular need for such within the Borough, as reflected in Policy JPA-24. The proposed development therefore complies with draft policy JP-H3.
Policy JP-H4 (Housing Density)	JP-H4 seeks to ensure that new housing development is delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design. The proposals have been designed to ensure a broad range of dwellings and choice. The development will achieve an average density of 30 dwellings per hectare (dph) across the site; this is considered to be appropriate in the context of the site constraints and consistent with the character of the existing urban area. The proposed development is therefore in accordance with draft policy JP-H4.
Policy JP-G1 (Landscape Character)	Policy JP-G1 notes that development within a Landscape Character Type, as shown in Figure 8.1 of PfE, should reflect and respond to the special

qualities of the key landscape characteristics of its location. The Site is identified as within the Pennine Foothills (West / South Pennines). The proposed development has been designed to positively reflect the landscape characteristics. In particular, a Landscape and Visual Impact Assessment (prepared by Randall Thorp) has been carried out which confirms the effects on landscape features and landscape character as a result of the proposed development are not significant. Indeed, it confirms that the proposed development would have a beneficial effect on landscape features, through the introduction of open spaces, tree and grassland planting along the site boundaries and within the river corridor.

Therefore, the proposed development complies with draft policy JPA-G1.

Policy JP-G2 (Green Infrastructure Network)

Policy JP-G2 outlines that a strategic approach will be taken to the protection, management and enhancement of Green Infrastructure. Policy JP-G6 seeks to ensure there is an appropriate scale, type, quality and distribution of accessible urban green space and that development should be designed to support the positive use of nearby green spaces.

Policy JP-G6 (Urban Green Space)

As detailed in Section 4 and 6 of the original Planning Statement, the Design and Access Statement and Design and Access Statement Addendum, the proposed development has been designed to respond and respect to the surrounding local characteristics. Particular emphasis has been placed on respecting key viewpoints and creating two large open vistas to the Pennine Countryside, through the delivery of two new green corridors within the site. These will function as public open space and include footpath and cycle connections and routes through the site and to surrounding areas. These green corridors beneficially define the development parcels within the site, enhancing distinctiveness and creating a sense of place. In addition, the southern part of the site, to the south of the road, will be free from development and be retained as accessible open space with footpaths leading into this area of the site from the road.

The proposed development therefore complies with draft policy JP-G2 and JP-G6.

Policy JP-G7 (Trees and Woodland)

Policy JP-G7 seeks to significantly increase tree cover and policy JP-G9 requires a net enhancement of biodiversity resources.

Policy JP-G9 (Biodiversity and Geodiversity)

The proposed development will utilise native species of tree and foliage throughout the site. Landscape features include a tree-lined avenue along the proposed access road which will create an attractive entrance and facilitate a strong sense of arrival.

The development features a large pond to the south of the access road which, along with planting and the retained wet area, will include a variety of habitats in order to improve biodiversity such as wetland meadows.

The proposed development will secure a 10% biodiversity net gain (BNG). This is to be secured through a combination of on-site and off-site measures. The final BNG strategy is being finalised and will be set out in a separate report for approval.

Taylor Wimpey have secured a site for off-site enhancement at Dewhurst Road in Rochdale approximately 2.5km to the north west of the Site.

Therefore, the proposed development complies with draft policy JP-G7 and JP-G9.

Policy JP-P1 (Sustainable Places)

JP-P1 outlines the aim for Greater Manchester to become one of the most liveable city regions in the world which is distinctive, visually stimulating, socially inclusive, resilient, adaptable, durable, resource-efficient, safe, supported by infrastructure and services, functional and convenient, incorporates inclusive design, and is legible, well-connected and high quality.

The proposed development represents a truly sustainable place through a number of characteristics including:

- Being accessible to a range of sustainable transport modes and the provision of new pedestrian and cycle connectivity throughout the site.
- The provision of a network of green infrastructure through the green corridors and the expanse of accessible open space to the south, creating a high-quality living environment for existing and future residents.
- Through ensuring development incorporates sustainable design and measures to conserve and enhance the natural environment and support the health and well-being of local residents.

The proposed development therefore complies with draft policy JP-P1.

Policy JP-P5 (Education, Skills and Knowledge)

Policy JP-P5 seeks to deliver significant enhancements in education, skills and knowledge to benefit existing and new residents. This includes enabling the delivery of new and improved facilities and ensuring the delivery of sufficient school places through, where appropriate, requiring housing developments to make a financial contribution to the provision of additional school places.

Contributions towards new / enhanced infrastructure will be secured through, subject to detailed viability considerations.

The proposed development therefore complies with draft policy JP-P5.

Policy JP-P6 (Health)

Policy JP-P6 outlines the requirement to help address health inequality in new development.

A Health Impact Assessment (HIA) for the proposed development has been undertaken by Turley to review the available health facilities in the vicinity of the application site. An Addendum has been prepared which is presented at **Appendix 2** of this PSA. The HIA and addendum confirm that there is sufficient capacity within existing health facilities to serve new residents.

The proposed development is compliant with draft policy JP-P6.

Policy JP-P7 (Sport and Recreation)

Policy JP-P7 refers to the requirement to protect and enhance a network of high quality and accessible sports and recreation facilities.

Contributions towards new / enhanced infrastructure will be secured through, subject to detailed viability considerations.

The proposed development complies with draft policy JP-P7.

Policy JP-C1 (An Integrated Network)	Policy JP-C1 seeks to deliver an accessible, low carbon Greater Manchester; JP-C3 outlines that a range of measures will be supported to deliver major improvements to public transport; JP-C4 and JP-C5, seek to support high levels of walking, cycling and public transport; and JP-C7 requires new development to be located and designed to encourage less reliance on private cars. Section 6 of the original Planning Statement and the Transport Assessment prepared by i-Transport demonstrates compliance with these draft policies, as follows:
Policy JP-C3 (Public Transport)	
Policy JP-C4 (Streets for All)	The accessibility appraisal has demonstrated that there is a range of existing facilities and services within walking/cycling distance for new residents, including primary and secondary schools, GP surgeries, employment areas and shops.
Policy JP-C5 (Walking and Cycling)	The existing bus and rail services provide linkages to Rochdale, Littleborough and other local areas as well as to wider destinations including Manchester and Leeds, offering access to additional facilities in these locations.
Policy JP-C7 (Transport Requirements of New Development)	- The proposed development would deliver the eastern section of the Council's proposed residential relief road, representing the delivery of c.one third of the length of the new route. This would offer relief to the A58 Halifax Road corridor and reduce the development traffic flows passing through the A58 /Smithy Bridge Road signalised junction once the route is complete. It should be reiterated that the proposed development is not reliant on RMBC's proposed residential relief road. - The development proposes new pedestrian and cycle links to the surrounding area, enhancing permeability and ensuring that it is not a stand-alone development. The proposed development is therefore compliant with draft policies JP-C1, JP-C3, JP-C4, JP-C5 and JP-C7.

Emerging Allocations Plan

4.28 As per paragraphs 6.169 – 6.170 of the original Planning Statement.

Local Plan Evidence Base

4.29 As per paragraphs 6.171 – 6.172 of the original Planning Statement.

5. Summary and Conclusions

- 5.1 As a result of the changes made to the proposed development, it is necessary to review the planning balance and provide an updated position, where necessary.
- 5.2 Section 38 of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of NPPF states that the policies contained therein are material considerations which should be taken into account in dealing with applications. Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development by approving development proposals that accord with an up-to-date development plan without delay.
- 5.3 The appraisal undertaken in Section 4 of this PSA and Section 6 of the original Planning Statement indicates that the proposed development is consistent with the strategic objectives, spatial strategy and housing policies of the adopted development plan, as well as relevant design, environmental and technical policies.
- 5.4 It is also found that the proposal accords with the Protected Open Land ('POL') and Greenspace Corridor policies of the Core Strategy which apply to the site.

Policy Conflict / 'Harm'

- 5.5 Conflict with the POL policy of the UDP does arise (Policy G/7), but the proposal is consistent with and gains support from all other policies of the development plan.
- 5.6 Conflict with the UDP policy relating to POL should be given less weight in the planning balance as the equivalent policy in the more recent Core Strategy (Policy G5) presents a more reasonable approach which acknowledges the prospective need for development.

Other Material Considerations

- 5.7 The proposed development is in accordance with the policies in the emerging PfE Plan, most notably the proposed allocation of the Site for residential development (allocation Policy JPA 24), which can be afforded **substantial** weight in the determination of the planning application.
- 5.8 A number of other material considerations have been identified in Section 6 of the original Planning Statement, which remain relevant and clearly outweigh the limited conflict with the development plan. These are set out in detail at paragraph 6.177 of the original Planning Statement and include a range of policy and socio-economic and environmental benefits.
- 5.9 The proposals have also been assessed against the policies of the NPPF and found to be entirely consistent.

- 5.10 No adverse impacts have been identified; let alone any which would 'significantly and demonstrably' outweigh the benefits of the development when considered against the NPPF as a whole.

Conclusions on the Planning Balance

- 5.11 The proposed development complies with the Strategic Objectives, spatial strategy, housing policies and all relevant 'development management' policies of the development plan.
- 5.12 A number of material considerations have been identified which clearly outweigh the limited conflict with UDP Policy G/7. These material considerations add further support weighing strongly in favour of the proposed development and are to be afforded significant weight in the planning balance.
- 5.13 Importantly, the proposed allocation of the Site for residential development in the emerging PfE Plan (allocation Policy JPA 24) which can be afforded **substantial weight** in the determination of the planning application.
- 5.14 Subject to planning permission being granted, there are numerous benefits arising from the proposed development, which are set out and quantified through this application.
- 5.15 In such circumstances, planning permission should be granted without delay.

Appendix 1: List of Documents and Drawings

Document Title	Original Document Reference / Date	Author	Updated Document Reference / Date
Planning Statement	October 2022	Turley	n/a
Planning Statement Addendum	February 2024	Turley	n/a
Sustainability and Energy Statement	September 2022	Award Energy	February 2024
Heritage Assessment	V1	RPS	V3
Archaeological Assessment	V1.2	RPS	V1.3
Tree Survey and AIA	Rev 02	Urban Green	Rev 03
Landscape Visual Impact Assessment	V5	Randall Thorp	n/a – no updates required
Air Quality Assessment	Rev 1	Ensafe	n/a – no updates required
Noise Impact Assessment	Rev 2	Ensafe	n/a – no updates required
Final Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy	Rev 5	LK Group	n/a – no updates required
Mineshaft Remediation	December 2019	LK Group	n/a – no updates required
Mining Report	Rev G	LK Group	n/a – no updates required
Slope Stability Risk Assessment	R2	LK Group	n/a – no updates required
Flood Risk Assessment and Drainage Strategy	R0	LK Group	R1
Transport Assessment	September 2022	iTransport	n/a – no updates required to main report; however, updated drawings provided as follows: - Swept Path Analysis – Refuse Collection Vehicle and Bin Carr Distances (drawing no. ITM11353-SK-032 B) - Internal Junction Visibility Splays (drawing no. ITM11353-SK-033 B)
Travel Plan	September 2022	iTransport	n/a – no updates required

Document Title	Original Document Reference / Date	Author	Updated Document Reference / Date
Health Impact Assessment	September 2022	Turley Economics	Addendum included at Appendix 2 of the Planning Statement Addendum
Ecological Assessment	V3.0	TEP	n/a – no updates required
Design Stage Biodiversity Net Gain Assessment	V3	TEP	V4
BNG Briefing Note	V2	TEP	n/a – no updates required
BNG Metric	July 2022	TEP	January 2024
Minerals Assessment	001	Wardell Armstrong	n/a – no updates required
Crime Impact Statement	Ver D	GMP	Ver E
Utility Feasibility Report	V2	TDS	n/a – no updates required
Statement of Community Engagement	September 2022	Turley Strategic Communications	n/a – no updates required
Agricultural Land Classification and Soil Resources	February 2018	Reading Agricultural Consultants	n/a – no updates required
Design and Access Statement	Rev C	Pegasus Group	n/a – Addendum prepared
Design and Access Statement Addendum	Rev R	Pegasus Group	n/a
SuDS Maintenance Plan	30329/SUDS Maint Plan	Ironside Farrar	30329/SUDS Maint Plan Rev A
Financial Viability Assessment	October 2022	CBRE / Roger Hannah	February 2024 (V 5)

Drawing Title	Drawing Reference	Author	Updated Drawing Reference
Site Location Plan	P21-2628_DE_001__01	Pegasus Group	n/a – no updates required
Proposed Site Layout	P21-2626-003 R	Pegasus Group	P21-2626-003 KK
Boundary Treatment Plan	P21-2628_DE_007_B_01 E	Pegasus Group	P21-2628_DE_007H
Storey Heights	P21-2628_DE_012 C	Pegasus Group	P21-2628_DE_012E
Hard Landscaping	P21-2628_DE_013 B	Pegasus Group	P21-2628_DE_013E
Materials Plan	P21-2628-015 B	Pegasus Group	P21-2628-015 P
Waste Management Plan	P21-2628_DE_014_A_01 C	Pegasus Group	P21-2628_DE_014F
Indicative Street Scenes	P21-2628-003	Pegasus Group	n/a
Landscape Masterplan	P21-2628.100 A	Pegasus Group	P21-2628.100 B
EV Charging Points Plan	P21-2628_DE_018 B	Pegasus Group	P22-4321_DE_018 E
Housetype Drawing Pack	P21-2628 G001-DE	Pegasus Group	P21-2628_DE_505C
House Type Identification Plan	P21-2628_DE_019_01 A	Pegasus Group	P21-2628_DE_019_01 B
Land Use Plan	n/a	Pegasus Group	P21-2628_DE_020E-01
Urban Grain Plan	n/a	Pegasus Group	P21-2628_DE_20E-05
Garage Drawing Pack	P21-2628_DE_021	Pegasus Group	n/a
Indicative Play Details	P21-2628.101	Pegasus Group	n/a – no updates required
Detailed Planting Plan – Sheet 1 of 8	P21-2628_EN_102_1	Pegasus Group	P21-2628_EN_102_S1_C
Detailed Planting Plan – Sheet 2 of 8	P21-2628_EN_102_2	Pegasus Group	P21-2628_EN_102_S2_C
Detailed Planting Plan – Sheet 3 of 8	P21-2628_EN_102_3	Pegasus Group	P21-2628_EN_102_S3_C
Detailed Planting Plan – Sheet 4 of 8	P21-2628_EN_102_4	Pegasus Group	P21-2628_EN_102_S4_C
Detailed Planting Plan – Sheet 5 of 8	P21-2628_EN_102_5	Pegasus Group	P21-2628_EN_102_S5_C

Detailed Planting Plan – Sheet 6 of 8	P21-2628_EN_102_6	Pegasus Group	P21- 2628_EN_102_S6_C
Detailed Planting Plan – Sheet 7 of 8	P21-2628_EN_102_7	Pegasus Group	P21- 2628_EN_102_S7_C
Detailed Planting Plan – Sheet 8 of 8	P21-2628_EN_102_8	Pegasus Group	P21- 2628_EN_102_S8_C
Highways & Drainage Layout Sheet 1 of 2	30329/1/1 Rev P	Ironside Farrar	30329/1/1 Rev U
Highways & Drainage Layout Sheet 2 of 2	30329/1/2 Rev O	Ironside Farrar	30329/1/2 Rev U
Impermeable Area Layout Sheet 1 of 2	30329/106/1	Ironside Farrar	30329/106/1 Rev B
Impermeable Area Layout Sheet 2 of 2	30329/106/2	Ironside Farrar	30329/106/2 Rev B

Appendix 2: Health Impact Assessment Addendum

Land at Smithy Bridge Road, Littleborough

Health Impact Assessment Addendum

February 2024

The overarching conclusions presented in the 2022 Health Impact Assessment (HIA) prepared for the Proposed Development remain valid.

However, for completeness, a targeted update has been conducted in relation to the Proposed Development’s impact on GP facilities. This is therefore presented below.

The 2022 HIA estimated demand for GP services based on average households sizes reported by the 2011 Census, as the most recent data source at the time of the HIA’s production. Updated average household sizes in Rochdale reported by the 2021 Census are presented below at Table 1.

Table 1: Average Household Size by Dwelling Size in Rochdale, 2021

Dwelling Size	Average Household Size
1 bedroom	1.21
2 bedrooms	1.96
3 bedrooms	2.53
4+ bedrooms	2.99

Source: Turley Economics analysis of 2021 Census data, 2024

2021 Census average household sizes have been applied to the Proposed Development’s updated residential mix to estimate the scale of GP demand that could be generated. It is estimated that the Proposed Development could accommodate 536 people, who could contribute to increased local GP demand¹³. This is set out below at Table 2.

¹³ It is noted that this is slight decrease from the 589 estimated based on 2011 Census data and the previous residential mix.

Table 2: Number of Residents accommodated at Land at Smithy Bridge Road

Dwelling Size	Number of Homes	Number of Residents
2 bedrooms	6	12
3 bedrooms	115	291
4 bedrooms	66	197
5 bedrooms	12	36
Total	199	536

Source: Turley Economics, 2024

An updated review of capacity at local GP facilities has been conducted based on December 2023 NHS Digital data¹⁴. As set out in the 2022 HIA, GP capacity is considered on the basis of the benchmark of one FTE GP per 1,800 patients, as set out in guidance¹⁵.

As was concluded in the 2022 HIA, the updated analysis continues to demonstrate that sufficient capacity would be available at local GP surgeries to accommodate the potential uplift in demand generated by the Proposed Development¹⁶.

This includes notable indicative capacity at the Trinity Medical Centre (for c. 1, 130 patients), plus additional capacity at The Village Medical Centre¹⁷ (for c. 200 patients). The identified combined indicative capacity to accommodate c. 1,330 additional patients equates to more than double the demand (for 536 places) estimated to be generated by the Proposed Development. This is set out below at Table 3.

¹⁴ NHS Digital (2024) General Practice Workforce: December 2023

¹⁵ NHS Healthy Urban Development Unit (2009) HUDU Planning Contribution Model: Guidance Notes

¹⁶ Whilst it is noted that the total indicative available capacity across the four identified surgeries is slightly lower than reported in the 2022 HIA, this is mostly reflective of relatively minor changes to the number of FTE GPs (e.g. reduction from 1.9 to 1.5 at Pennine Surgery), which has impacted on patient to GP ratios. It is considered that this does not represent a significant change to wider GP capacity to that which was previously presented in the 2022 HIA, especially considering the fact that indicative capacity for a combined c. 1,330 patients remains at Trinity Medical Centre and The Village Medical Centre and the slightly lower demand anticipated to be generated by the Proposed Development itself than previously assessed.

¹⁷ December 2023 NHS Digital data reports minimal GP employment (0.23 FTE) at The Village Medical Centre. It is considered that this is due to data error, and therefore May 2023 data has been used in relation to this practice. This approach is validated by the fact that the practice's website lists four GPs amongst its staff. Available at: <https://www.villagemclittleborough.nhs.uk/our-staff>

Table 3: GP Surgeries and Capacity

Facility Name	Walking distance from Site	Patients on Roll	FTE GPs	Patients per FTE GP	Above or below indicative GP : patient ratio?	Indicative patient capacity
Littleborough Group Practice	1.2 miles	8,647	4.2	2,079	Above	-1,159
Pennine Surgery	1.2 miles	3,552	1.5	2,422	Above	-912
Trinity Medical Centre	1.3 miles	4,197	3.0	1,418	Below	1,131
The Village Medical Centre	1.4 miles	4,405	2.6	1,721	Below	203
Total		20,801	11.1	1,866	Above	-737

Source: NHS Digital, 2024

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