

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPULSORY PURCHASE
ACT 2004
PLANNING ACT 2008**

**PLANNING APPLICATION ON
BEHALF OF:**

INDURENT MANAGEMENT LTD

**Outline planning application for the
development of land within Use
Classes E(g)(iii) (industrial
processes), B2 (general industrial),
B8 (storage and distribution) and
removal of existing structures and
hard standing and associated works.
All matters reserved for subsequent
approval.**

**Plot H4, Heywood Distribution Park,
Pilsworth Road, Heywood, Rochdale**

PLANNING STATEMENT

**(including Pre-Application Engagement
Statement)**

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**July 2024
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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of a planning application which is submitted to Rochdale Borough Council (“RBC”, “the Council”) on behalf of Indurent Management Ltd (“the Applicant”). The application relates to Plot H4 of Heywood Distribution Park, which is located off Pilsworth Road in Heywood, Rochdale (“the Site”).
- 1.2 The application has been submitted in outline, with all matters reserved. Outline planning permission is sought for the development of land within Use Classes E(g)(iii) (industrial processes), B2 (general industrial), B8 (storage and distribution) together with the removal of existing structures and hard standing and associated work (“the Proposed Development”). A parameters-based approach is proposed to define the Proposed Development.
- 1.3 The planning application includes a range of supporting drawings and reports which together explain the Proposed Development and how all relevant technical matters have been considered and addressed. This supporting information is listed in the schedule at Appendix A.
- 1.4 This Statement sets out relevant background to the determination of the application by describing the Site and general locality, the planning history of the Site, details of Pre-Application Engagement, and a description of the Proposed Development. The Statement goes on to assess the appropriate planning considerations relevant to the proposal; firstly having regard to the provisions of Development Plan policy, and secondly all other material considerations including national planning policy. The Statement summarises the relevant planning considerations and explains the justification for the Proposed Development in planning terms, also referencing other documentation submitted with the application.

Environmental Impact Assessment

- 1.5 In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (“EIA Regulations”), specifically Part III, Regulation 8 (1) for Procedures Concerning Applications for Planning Permission, it is for the Local Planning Authority upon receipt of this application to consider it as if it were a request for a Screening Opinion under Regulation 6 (1).
- 1.6 In accordance with the EIA Regulations, the Proposed Development is listed under Schedule 2, Part 10 (a) as an industrial estate development project with an area exceeding 0.5 hectares. EIA is not mandatory for all Schedule 2 developments and the indicative screening thresholds and criteria for Infrastructure 10 (a) development is a site with an area in excess of 20 hectares. The Site which this application relates to is much smaller than this totalling 10.69 hectares.
- 1.7 The Proposed Development is unlikely to have significant impacts on the environment in terms of the characteristics of the development, its location or the characteristics of the potential impact. The Site is also

not within a defined environmentally “Sensitive Area” under Regulation 2 (1). In such circumstances, Environmental Impact Assessment should not be required.

- 1.8 It should also be noted that RBC issued Screening Opinion in relation to a previous development proposal, of similar nature and scale to that proposed here, on the Site in 2022 (under reference 22/00651/SO). That Opinion confirmed the development then proposed was not EIA development.

The Applicant

- 1.9 Indurent were established in 2024 following a merger between St. Modwen Logistics and Industrials REIT.
- 1.10 St. Modwen Logistics was a division of St. Modwen Properties, a prominent property development and investment company founded in 1966. Over the years, St. Modwen has built a legacy of transforming brownfield sites and regenerating underutilised spaces across the UK. St. Modwen Logistics was created to focus specifically on the growing demand for high-quality logistics and industrial spaces.
- 1.11 Industrials REIT has a distinguished history as a specialist in multi-let industrial properties. The focus was on owning and managing a diverse portfolio of industrial estates across the UK, catering to a wide range of businesses.
- 1.12 Recognising the complementary strengths and shared vision for the future, St. Modwen Logistics and Industrials REIT have come together to form Indurent. The new company has a portfolio comprising more than 27 million sq ft of industrial and logistics space and a diverse customer base of more than 2,000 businesses.

2. THE SITE AND SURROUNDING AREA

- 2.1 The Site relates to a parcel of land within Heywood Distribution Park, known as Plot H4. Heywood Distribution Park ("HDP") is located to the south west of Heywood, in Rochdale, within 1 mile of the M66 and 2.5 miles from the M62.
- 2.2 HDP covers an area of approximately 81 ha and is broadly defined by Pilsworth Road to the south and south-east, Moss Hall Road to the west and East Lancashire Railway line to the north. It comprises a range of industrial and distribution premises with areas of landscaping. The primary access for HDP is via Pilsworth Road and there is a secondary emergency access point onto Moss Hall Road.
- 2.3 The majority of HDP, including the application Site, is controlled and managed by the Applicant.
- 2.4 Plot H4 extends to approximately 10.69 ha and is located centrally within the distribution park. It can be understood as several main parts as follows:
- The western portion of the plot comprises an area of raised, self-seeded scrubland which is contained to the north, south and east by a concrete access road.
 - The eastern part of the plot is a large area of hardstanding which is currently used for the storage of containers and container lorries.
 - The southern section of the plot comprises cleared land which formerly comprised a recently demolished depot site and is in part used for the storage of vans and lorries.
 - The northern element of the site contains an area of hardstanding which is used for parking and established landscaping including a group of trees which are covered by a Tree Preservation Order.
- 2.5 Plot H4 is accessed along its northern and southern boundaries via the network of existing estate roads within the distribution park. It is surrounded by existing employment units of a range of sizes, styles and materiality. These are described further in the supporting Design and Access Statement.
- 2.6 The wider area surrounding HDP comprises residential development to the north set back some distance beyond the railway line; industrial and distribution parks to the east between Pilsworth Road and Hareshill Road; open fields to the south which are allocated, and have planning permission, for mixed-use development; and Pilsworth South Landfill and open fields to the west.

Relevant Planning History

- 2.7 The extensive planning history for Plot H4 is summarised in the schedule provided at Appendix B. It includes several historic permissions for employment development, which included distribution and storage, general industrial and business uses, on the Site dating back to 1986. This most recent and relevant are discussed here.

- 2.8 In 2010, Rochdale Borough Council adopted a Simplified Planning Zone (“SPZ”) for Heywood Distribution Park. The purpose of the SPZ was to consolidate previous planning permissions for the distribution park to provide for better management of floorspace, attract investment, create jobs, and meet the development needs of the Borough. It had the effect of granting planning permission (subject to conditions) for the erection of buildings and use of land for Business (Use Class B1), General Industrial (Use Class B2), Storage and Distribution (Use Class B8) uses together with other ancillary and Sui Generis uses.
- 2.9 The SPZ was in operation for a period of 10 years. During this time, several submissions were made to Rochdale Borough Council in relation to Plot H4 (under references SPZ1-3, SPZ1-4, SPZ1/010). This included proposals for distribution warehouses and industrial units with ancillary uses.
- 2.10 In more recent years, planning permissions have been granted for a series of engineering works to ready Plot H4 for future development. Permission for engineering works including the demolition of an existing building, breaking up of existing hard standing, removal of services, ground remediation and earthworks to provide a levelled site and off-site drainage was granted in 2022 (under reference 22/00662/FUL). This permission has been partially implemented with the demolition of the existing building now completed.
- 2.11 A request for an Environmental Impact Assessment (“EIA”) Screening Opinion for proposed development on Plot H4 was submitted to Rochdale Borough Council in 2022 (under reference 22/00651/SO). The proposed development at that time comprised a Use Class B8 warehouse with ancillary offices, a Technical Service Building, a vehicle maintenance unit, parking bays, vehicle docks, refuelling facilities, staff shop and other ancillary structures. The Screening Opinion (issued 20th July 2022) confirmed the proposed development was not EIA development.
- 2.12 In terms of the relevance to the proposals submitted here, the planning history for Plot H4 demonstrates the status of the Site over an extended period as a location where employment development has been directed and supported by Rochdale Borough Council.

Pre-Application Engagement Statement

- 2.13 In March 2024, the Applicant sought to engage with RBC prior to the submission of this planning application. A formal request for planning Pre-Application advice relating to the development proposals was submitted to the Council on 19th March 2024 and a meeting was held with a Senior Planning Officer on 1st May 2024.
- 2.14 At the Pre-Application meeting, the Officer informally advised there should be no issues with the principle of re-developing the Site for the employment use proposed but consideration should be given to the scale and massing of any development in any planning submission. This has been addressed in the submission. Advice was sought on the scope and approach to ecology surveys and transport assessment as part of the Pre-Application request, but no feedback had been received at the time of the meeting.
- 2.15 A further Pre-Application meeting with RBC was held on 5th June 2024 which specifically related to transport and access matters. The scope of the transport assessment was agreed, and the access strategy was

discussed along with the approach to any wider highways works and sustainable transport improvements. This is discussed further in the supporting Transport Assessment.

- 2.16 A written Pre-Application response from RBC was sought following the initial Pre-Application meeting on 1st May 2024 but unfortunately this still outstanding at the time of writing this Planning Statement.
- 2.17 In addition to these Pre-Application discussions with RBC, the Applicant has also engaged with the existing tenants within HDP to notify them of the proposals and invite feedback on the proposals. The Applicant has also arranged a meeting with Local Councillors for West Heywood Ward and Member of Parliament for Heywood, Elsie Jane Blundell MP, to discuss the proposals.

Summary

- 2.18 The Site comprises Plot H4 of Heywood Distribution Park (“HDP”) which is located to the south of Heywood off Pilsworth Road. The distribution park covers an area of 81 ha and comprises a range of industrial and distribution premises.
- 2.19 Plot H4 is located within the centre of HDP and extends 10.69 hectares. It comprises large areas of cleared hardstanding which is used as storage for lorries, containers and vans, an area of self-seeded scrubland and existing groups of mature trees. It is accessed via the existing estate roads within HDP.
- 2.20 There is an extensive planning history associated with the Site. It, along with the wider HDP, formed part of Simplified Planning Zone between 2010 and 2020 which had the effect of granting planning permission for a range of employment uses. Several submissions were made in relation to Plot H4 for distribution warehouses and industrial units. More recently, planning permission was granted for a series of enabling works to ready Plot H4 for future development. This permission has been implemented.
- 2.21 Overall, the planning history for the Site demonstrates it is located where employment development has been directed and supported by the Council over an extended period. Pre-Application advice was sought on the development proposals prior to submission of the application but a written response was not received at the time of writing this Statement.

3. PROPOSED DEVELOPMENT

3.1 The proposals for the Site seek to provide high-quality, sustainable employment development within HDP which meets the needs of the modern industrial and logistics sector.

3.2 The description of the Proposed Development is:

“Development of land within Use Classes E(g)(iii) (industrial processes), B2 (general industrial), B8 (storage and distribution) and removal of existing structures and hard standing and associated works. All matters reserved for subsequent approval.”

Approach to Application

3.3 The planning application is submitted in outline with all matters reserved for subsequent approval. Matters of access, appearance, layout, scale, and landscaping will be the subject of subsequent Reserved Matters applications.

3.4 The submitted Location Plan identifies the extent of the Site. The Site has immediate access to the existing estate road infrastructure to the north and south which leads to the primary access off Pilsworth Road. The Proposed Development will utilise this existing infrastructure, with the details of the plot access points reserved for subsequent approval once the detailed scheme is known.

3.5 The extent of the development, its nature, amount, and general parameters are included within this submission to appropriately define the Proposed Development for the purposes of this outline planning application. This clearly establishes the extent of the development for which approval is sought even though it is only the principle of the proposals which is applied for at this stage.

The Proposed Development

3.6 A parameters-based approach has been followed in defining the nature and extent of the Proposed Development. This is expressed on the Development Parameters Plan (provided here at Appendix C).

3.7 The key parameters include:

- **Proposed Use** – The proposals are for employment development comprising E(g)(iii), B2, and B8 uses. Flexibility is provided in the range of uses sought to respond to the needs of any future occupier(s) for the Site. For example, the B8 use class will allow for the delivery of a goods distribution warehouse unit, areas of open storage, or something more specialised such as a data centre.
- **Extent of Development** – A Development Zone has been defined to show the extent the developable area for any buildings or open storage areas together with their associated access roads, loading yards, and parking areas as well as areas of proposed landscaping and drainage

infrastructure. It consists of two sub-zones. Zone 1 covers the majority of the Site with Zone 2 focused along the north and eastern boundary of the Site.

- **Amount of Development** – The proposals are for up to 52,000 sqm (Gross Internal Area, “GIA”) of floor space which could be delivered as a single or multiple units. Development Zone 1 has an identified maximum floor space of 47,000 sqm (GIA) and Development Zone 2 a maximum floor space of 5,000 sqm (GIA).
- **Height of Development** – Maximum building ridge height parameters have been identified for each of the sub-zones. In Zone 1, the maximum building ridge height is 25 metres. In Zone 2, the maximum building height is 20 metres. These align with the modern requirements of the industrial and logistic sector.
- **Access Strategy** – A proposed access strategy is included as part of the parameters for any future development. Again, flexibility is sought through the range of access options shown to respond to any end user requirements. The primary access point will be at the north-western corner with a potential secondary access to the south. A further potential access point is identified for open storage uses to the north-east of the Site. A potential emergency access is located to the south-east.
- **Landscaping** – Areas of landscaping and trees have been defined as a parameter on the Plan. These include areas of existing landscaping which include trees, some of which are covered by Tree Preservation Orders, as well as areas of proposed landscaping.

- 3.8 The influences directing the evolution of the Proposed Development and the underpinning key design principles are discussed in detail in the submitted Design and Access Statement. Key consideration has been given to the site constraints, surrounding uses and built environment.
- 3.9 A range Illustrative Site Plans have been submitted in support of the application to demonstrate how a range of detailed schemes could be delivered on the Site in line with the development parameters. These plans include a scheme of two units, one single unit, and combination of a unit with open storage. The scope for additional landscaping and surface water drainage within the defined Development Zone is shown on these illustrative proposals.
- 3.10 An Illustrative Site Section has also been prepared in support of the application to demonstrate the relationship between the Proposed Development and the existing residential development to the north of HDP. The section illustrates that views of a building with the maximum height parameter of 25m on the Site would be limited from the nearest residential units.
- 3.11 There are clearly very many ways in which the Site could be brought forward for development. However, these illustrative plans provide examples to confirm the proposed parameters for the Proposed Development are achievable and would deliver a high-quality scheme which is appropriate for the location and setting of the Site.

3.12 It is anticipated that any planning permission would be conditioned to require the scheme to be brought forward in a manner consistent with the parameters expressed on this drawing, but with further detail and refinement to be submitted and approved as appropriate through reserved matters.

3.13 The technical work submitted in support of the planning application has been undertaken on the basis of these parameters.

Summary

3.14 Planning permission is sought to provide high-quality, sustainable employment development within Heywood Distribution Park. The application is submitted in outline with all matters reserved for subsequent approval.

3.15 A parameters based approach has been followed in defining the nature and extent of the Proposed Development for which planning permission is sought. These are expressed on the submitted Parameters Plan.

3.16 Illustrative Site Plans and Section have been submitted in support of the application to demonstrate how a range of schemes could be delivered on the Site in line with the development parameters. These confirm the proposed parameters for the Proposed Development are achievable and would deliver a high-quality scheme which is appropriate for the location and setting of the Site.

3.17 The technical work submitted in support of the planning application has been undertaken on the basis of these parameters.

4. PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Development Plan for Rochdale comprises Places for Everyone (2024), saved policies from the Rochdale Core Strategy (2016), and the Rochdale Unitary Development Plan (2006). The current application responds to, and is consistent with, the Development Plan and should therefore be determined positively.
- 4.3 In addition, government policy - principally the National Planning Policy Framework (NPPF or generally referred to here as the Framework) - is material to the determination of planning applications.

Places for Everyone (2024)

- 4.4 The Places for Everyone Plan ("Pfe") is a long-term plan of nine Greater Manchester authorities - Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford Wigan – for jobs, new homes, and sustainable growth. It was prepared by the Greater Manchester Combined Authority of behalf of the nine authorities and was adopted by Rochdale Borough Council on 21st March 2024. It now forms part of the Development Plan for the Borough, and replaces some policies within the adopted Rochdale Core Strategy (2016).
- 4.5 Pfe sets out how Rochdale, along with the other authority areas, should develop up to 2039. It identifies the amount of development that will come forward within each authority in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused.
- 4.6 Pfe is supportive of long-term economic growth across all boroughs in Greater Manchester. Policy JP-J1 specifically places emphasis on making the most of major assets such as the existing motorway network, supporting local job growth and maximising the potential of key growth areas. The Proposed Development applied for here would deliver on these objectives.
- 4.7 Policy JP-J2 relates to employment sites and premises. It outlines a diverse range of employment sites, both new and second hand, will be made available across the Plan area in terms of location, scale, type and cost. This will provide opportunities for all kinds of businesses. It acknowledges that existing employment areas, like HDP, are important in maintaining a strong and diverse supply of sites and premises. Such sites will be protected from redevelopment for other uses to ensure they remain competitive, and their accessibility will be improved where necessary.
- 4.8 Policy JP-J4 relates to industry and warehousing development. It identifies a requirement for at least 3.513 million sqm of new, accessible, industrial and warehousing floorspace to be provided in the Plan area over the period 2021 to 2039. To achieve this, a high-level choice and flexibility will be provided in the supply of

sites for new industrial and warehousing floorspace. The Proposed Development would help to deliver on these development needs within Rochdale in the short to medium term.

4.9 Other PfE policies of most relevance to the proposals submitted here include:

- JP-S1: Sustainable Development – This requires development to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. In bringing forward previously developed sites for development, it outlines particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.
- JP-S2: Carbon and Energy – This policy outlines a range of measures to reduce carbon emissions across the Plan area over the Plan period. It requires development proposals to be supported by an Energy Statement and provide adequate vehicle charging points. For non-residential development, the policy requires BREEAM Excellent Standard (or equivalent) for ENE-01 – reduction of energy use and carbon emissions category.
- JP-S4: Flood Risk and the Water Environment – This policy sets out an expectation for developments to manage surface water run-off through sustainable drainage systems.
- JP-S5: Clear Air – This policy includes a range of measures to support improvements in air quality including mitigation measures where required to address any adverse impacts for new development.
- JP-G2: Green Infrastructure Network – This policy outlines objectives to protect, manage and enhance Green Infrastructure. It supports and encourages opportunities to integrate new and existing green infrastructure into new development.
- JP-G7: Trees and Woodland - This policy requires two trees to be planted for every tree loss on new development or other measures that would result in an enhancement in character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision. It also seeks to protect trees during the construction phase.
- JP-G8: A Net Enhancement of Biodiversity and Geodiversity – This policy sets out an expectation for development to follow a mitigation hierarchy to avoid, mitigate and compensate for any harm to biodiversity and achieve a net gain of no less than 10%.
- JP-C8: Transport Requirements of New Development – This policy sets out objectives relating to sustainable access, design, public transport and parking infrastructure.

4.10 These policies and their relevance to the proposals are discussed in further detail in the range of supporting reports for the planning application.

Saved Policies Rochdale Core Strategy (2016)

- 4.11 The Rochdale Core Strategy was adopted in October 2016. It sets out a spatial strategy for future development of Rochdale Borough Council over the Plan period until 2028. It contains policies for the broad direction of new development and growth. Some of its policies were replaced on the adoption of PfE in 2024, but the majority still remain in place.
- 4.12 Saved policy SP2 sets out the spatial strategy for the Borough. It identifies Heywood as a location where investment, development and improvement will be focused. More specifically, Policy SP3/H sets out the strategy for Heywood. It seeks to promote economic growth in South Heywood through delivering new economic development on sites within the successful employment areas in the south of the town, maintaining its reputation as a high-quality employment location. The Proposed Development fully aligns with these policy aspirations for Heywood.
- 4.13 Saved policy E2 seeks to increase jobs and prosperity. It seeks to ensure a sufficient supply of land, buildings and infrastructure in the right places to support the creation and retention of successful businesses and increase the number and quality of jobs to create a more prosperous lower carbon economy. To achieve this, the Council seeks to ensure a supply of highly accessible land that is attractive to 21st century employment development for offices, manufacturing and distribution as well as other employment generating uses and protect existing employment zones. It specifically promotes the regeneration of major employment locations in the south of the Borough.
- 4.14 Saved policy E3 focuses on economic growth corridors in Rochdale. In respect of South Heywood, the policy specifically promotes major employment development within Heywood Distribution Park.
- 4.15 The Proposed Development seeks to delivery on these policy objectives. It presents direct investment in an existing distribution park which is specifically identified as a focus for new employment development. It seeks to provide a high-quality employment premises which is fit for the modern-day industrial and logistics sector.
- 4.16 Other Core Strategy saved policies of most relevance to the proposals include:
- P1: Improving Image – This policy requires high quality design in all new developments.
 - P3: Improving design of new development – This policy sets out specific design principles to ensure new development achieved a high standard of design.
 - G6: Enhancing green infrastructure – This policy confirms there will be a focus on incorporating green infrastructure into new development as well as sustainable urban drainage and street trees.
 - G7: Increasing the value of biodiversity and geodiversity – The policy outlines development should not result in the loss of biodiversity.

- G8: Managing water resources and flood risk – This policy seeks to ensure new development does not lead to any increase in flooding elsewhere.
- G9: Reducing the impact of pollution, contamination and land instability – This policy seeks to reduce all forms of pollution, contamination and land instability in the borough.
- DM1: General development requirements: This policy sets out general development requirements such as design which enhances the quality of the area; compatibility with surrounding uses; no adverse impact of surrounding residents, mitigation of impact, satisfactory access and consideration of ground conditions.

4.17 These policies and their relevance to the proposals are discussed in further detail in the range of supporting reports for the planning application.

Saved Policies – Rochdale Unitary Development Plan (2006)

4.18 The Rochdale Unitary Development Plan (“UDP”) was adopted in June 2006. Many of its policies were replaced upon adoption of the Rochdale Core Strategy but some remain in place and form part of the Development Plan for the Borough.

4.19 The UDP identified Primary Employment Zones across the Borough, one of which is to the south of Heywood extending over HDP. Saved policy EC/2 of the UDP outlines that within such Primary Employment Zones development for industrial, business and warehouse uses will be permitted where they are of an appropriate scale and character to the area, cause no unacceptable environmental or amenity problems in the employment area or adjoining areas and cause no unacceptable traffic problems and have on-site provision for parking, servicing and manoeuvring.

4.20 The northern portion of the Site is also specifically identified on the UDP Proposals Map as a Development Site within an Employment Zone. Saved policy EC/8 of the UDP identifies the 7.7 hectares site within HDP as available for employment development.

4.21 In addition to these policies, other saved policies of the UDP which are relevant to the proposals here include G/D/1 Defined Urban Area; EM/7 Development and Flood Risk; and EM/8 Protection of Surface and Ground Water.

National Planning Policy Framework (2023)

4.22 The NPPF (December 2023) sets out the Government's required approach to planning and is material to the determination of planning applications. It sits alongside Planning Practice Guidance (PPG) which expands upon policy and supports the principles adopted in the NPPF.

4.23 At the heart of the NPPF is a presumption in favour of sustainable development. In respect of decision-taking, this means ***“approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most***

important for determining the application are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.

- 4.24 In respect of employment and economic development a whole chapter of the NPPF ***“Building a strong, competitive economy”*** is dedicated to this issue. Paragraph 85 of the Framework states that planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. It states that significant weight in determining planning applications should be placed on the need to support economic growth. It further promotes productivity gains taking into account both local business needs and wider opportunities for development. The planning approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important, the Framework sees, where Britain can be a global leader in driving innovation.
- 4.25 The Framework sets out that local authorities should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth having regard to local strategies and other local policies for economic development and regeneration. It should support local inward investment to match the strategy and meet anticipated employment needs over the plan. It also encourages local authorities to seek to address potential barriers to investment such as inadequate infrastructure and particularly highlights the need to recognise and address the specific locational requirements for different employment sectors. The development here very much accords with the overall aims of national policy and the strong economic development agenda that exists within it.
- 4.26 A key objective of the Framework is to make effective use of land in meeting development needs. It requires planning decisions to give substantial weight to the value of using suitable brownfield land and support appropriate opportunities to remediate land. The proposals submitted here fully comply with this objective. They seek to bring a mostly vacant parcel of brownfield land within an existing distribution park back into positive use for employment development.
- 4.27 Additional elements of the Framework can also be recognised and are relevant here including for example paragraph 114 which states that transport impacts need to be suitably addressed and ensure that development is accessible. Paragraph 131 of the Framework encourages high quality, beautiful and sustainable buildings and places and explains that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development proposals acceptable to communities. Paragraph 135 continues that developments should function well and add to the overall quality of the area, optimise the potential of the site and sustain an appropriate amount and mix of development.
- 4.28 The proposals fully embrace these aims of the NPPF. The proposals are for the redevelopment of a redundant parcel of land and will improve the quality of the working environment within the distribution park. As demonstrated by the submitted Illustrative Site Plans, the development parameters will provide for a high-quality scheme that functions well within the existing distribution park.

Summary

- 4.29 The starting point for decision making is the adopted development plan which, in this case, is the Places for Everyone Plan (2024), saved policies from the Rochdale Core Strategy (2016) and the Rochdale Unitary Development Plan (2006). The Proposed Development responds to, and is consistent with, policy contained within these Development Plan documents and should therefore be determined positively. It is a location specifically identified for new employment development.
- 4.30 National policy expressed in the NPPF, which is framed as a positive and enabling document, seeks to facilitate sustainable development which is high quality and promote economic growth. The proposal here will deliver on these objectives of national and local planning policy. The proposals should be determined in this context.

5. PLANNING CONSIDERATIONS

5.1 This section sets out the pertinent planning considerations having regard firstly to Development Plan Policy, and secondly to all other material considerations. The principal issues to be considered in this case are as follows:

1. The principle of the proposed use.
2. Site development considerations.

5.2 These are discussed in turn below.

Principle of Development

5.3 The planning system should operate on the basis that applications for sustainable development consistent with the Development Plan should be approved without delay, having regard to all material considerations. In this case the application proposals accord entirely with the Development Plan in terms of the proposed development and use.

5.4 Taking the most pertinent Development Plan policies in turn:

- PFE Policies JP-J2 & JP-J4: The Proposed Development will deliver on the objectives of these policies by contributing to the provision of a strong and diverse supply of employment premises which meets the needs of the present day industrial and logistics sector.
- Saved CS Policies SP3/H & E2: In line with these policies, the Proposed Development will support economic growth and contribute to the success of South Heywood as a key employment location as well as delivering local employment opportunities. It presents a positive opportunity to redevelop a large area of currently under-utilised land within an existing employment area. This fully aligns with the policy aspirations of saved CS Policy E2.
- Saved CS Policy E3: This policy specifically promotes major employment development within Heywood Distribution Park as part of the CS's strategy to support and encourage employment growth and development. The Proposed Development is consistent with this.
- Saved UDP Policy EC/2: HDP, which the Site forms part of, is identified a Primary Employment Zone where this policy supports new development for industrial, business and warehouse uses. The Proposed Development accords with specific requirements of this policy. The proposals are of an appropriate scale and character for HDP; will not cause any unacceptable environmental or amenity problems with the necessary mitigation in place; nor will the amount of development cause unacceptable traffic problems.
- Saved UDP Policy EC/8: A larger proportion of the Site (7.7 hectares) is specifically identified as a development site available employment development under this saved policy from 2006. It is

therefore a location that has been long promoted for new employment development. The Proposed Development will deliver on this allocation.

- 5.5 The principle of development is therefore well established in local planning policy. The Site is clearly a location where new employment development is specifically directed and supported.
- 5.6 National planning policy also sets a context for the principle of development at this Site. It points to a strong economic development agenda which supports the need for new and enhanced employment opportunities and development. The thrust of the Government's requirements for new employment in Framework takes a positive approach to the location of new business developments and assisting business through the planning system. The main message is that economic growth and a high-quality environment must be pursued together.
- 5.7 It is clear from national planning policy that the Government is committed to encouraging sustainable economic growth which will generate jobs and provide benefits to local communities. These factors are an important material consideration which should be carefully balanced during the decision-making process and the proposals here strongly accord with these policy aims. The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth such as this.
- 5.8 The planning history associated with the Site is also a key consideration. It demonstrates that over an extended period, employment development of the nature and size proposed here has been considered acceptable and supported by the Council.
- 5.9 Like these earlier schemes, the Proposed Development should be supported. It will optimise the potential of the Site and deliver an appropriate mix and amount of development. It will provide a high-quality, sustainable scheme that functions well within the existing distribution park and is compatible with the existing surrounding premises. It will also assist with improving the overall appearance and working environment within HDP. This fully aligns with the principles contained within national and local planning policy.
- 5.10 Overall, the proposals accord with national planning policy, supporting regeneration and economic development supporting local jobs opportunities during the construction phase and when operational. National planning policy is a significant material consideration.
- 5.11 The proposals also accord with the Development Plan. Planning statute requires applications to be determined in accordance with the Development Plan. The Proposed Development is in line with that anticipated for HDP and the proposals support the plans vision and objectives to create jobs and inward investment within Heywood.

Site Development Considerations

- 5.12 The application proposals are supported by a range of technical reports which consider the relevant environmental and development management issues raised by the Proposed Development. These technical

assessments informed the evolution of, and reflect, the parameters for the Proposed Development. The matters considered in these technical reports are briefly summarised here.

Design & Visuals

- 5.13 The submitted Design and Access Statement provides an assessment of the Site, its location and the surrounding context and explains how the key design principles for the Proposed Development have been established. It provides a detailed description of the key parameters for the development and how these are communicated through the supporting Parameters Plan. The submitted reports should be referred to directly for a full understanding of the issues.
- 5.14 The Statement sets out a range of Illustrative Site Plans. These describe the different ways in which the development could be brought forward to deliver a high-quality scheme. The full detail in this regard will be settled through the reserved matters process in response to precise market requirements at the time. However, these options demonstrate there are a number of ways in which the Site could successfully be developed within the parameters proposed.
- 5.15 In response to the feedback from RBC at the pre-application meeting in May 2024, an Illustrative Site Section and Visualisation Study have been prepared to demonstrate the potential views of the Proposed Development from various viewpoints in the surrounding area including the residential estate to the north. This information reflects an illustrative scheme for a single unit with the maximum height parameter of 25m. The Section and Visualisations demonstrate views would be limited from the residential estate to the north and a building of such height would blend in with the existing employment units within HDP when viewed from the south.

Transport and Highways

- 5.16 The application is supported by a detailed Transport Assessment (TA) with a Framework Travel Plan (FTP). The FTP sets out the measures which can be adopted to maximise the use of sustainable modes of travel for trips to and from the Proposed Development. It is anticipated that a Full Travel Plan will be prepared once the detailed scheme is known and that will align with measures set out in this FTP.
- 5.17 The TA considers the existing conditions within the vicinity of the Site, providing an overview of the local highways network as well as sustainability accessibility. It provides a robust assessment of the impact of the Proposed Development on the highway network (based on the highest trip generation development which could be provided within the parameters). It discusses the access strategy and the provision for active travel and impact on existing infrastructure.
- 5.18 The TA concludes there is good provision for trips to the Site to be made by sustainable modes of travel as well as good access to the strategic highway network for operational trips. The assessment demonstrates the Proposed Development would not have an unacceptable impact on highway safety, or result, in a severe residual cumulative impact on the highway network.

Ecology and Biodiversity Net Gain

- 5.19 The application is supported by an Ecological Impact Assessment (EclA). The EclA provides an assessment of the baseline condition of the Site and surroundings and the likely environmental impacts associated with Proposed Development. It outlines any mitigation or compensation measures required to mitigate any impacts and identifies opportunities to deliver ecological enhancements.
- 5.20 The EclA confirms the Proposed Development would not have any residual effects on designated sites within the specified zone of influences. The habitats on Site which will be loss of are of predominantly low ecological value and these will be compensated through on and off-site habitat creation and enhancement. Impacts will also be minimised during construction via appropriate measures outlined in a Construction Environmental Management Plan.
- 5.21 A Biodiversity Net Gain (BNG) Report has also been provided in support of the application. It establishes the pre-development biodiversity value of the Site and outlines how the Proposed Development could deliver a 10% biodiversity net gain. The post-development calculation provided is based on the submitted Parameters Plan which only reflects an element of the green infrastructure that is capable of being delivered on Site as part of any subsequent detailed scheme. It therefore represents a low value 'benchmark' which can be improved on with additional on-site habitat creation together with off-site compensation. Areas for potential off-site compensation have been identified within the wider HDP and surrounding area, and these are within the control of the Applicant.
- 5.22 Overall, the BNG reports demonstrates the Proposed Development can deliver the required net gain through on-site creation and off-site compensation. This will be secured by the Biodiversity Net Gain Condition to be applied to any planning permission.

Arboriculture

- 5.23 An Arboricultural Assessment has been produced to support the application. It contains a tree survey, which confirms the of the quality of these existing trees, and assesses the impact of the Proposed Development. It confirms the trees on Site comprise a range of mature planted specimens and self-seeded trees of moderate to low quality. Many of these existing trees are covered by a Tree Preservation Order (TPO).
- 5.24 The Assessment confirms some tree removal will be required in order to facilitate the Proposed Development. This removal would include three trees which are covered by the TPO. It confirms replacement tree planting would be required to compensated for the loss at a ratio of 2:1. This will be considered as part of any subsequent Reserved Matters applications.

Flood Risk and Drainage

- 5.25 A Flood Risk Assessment and Drainage Strategy has been submitted in support of the application. It provides an assessment of flood risk from various sources and sets out the proposed strategy for the management of surface and foul water within the Proposed Development. It confirms the Site is in Flood Zone 1 and is at

low risk of surface and ground water flooding. It confirms scope for surface water to be managed by surface water attenuation basins and underground storage tanks, and foul water connections to the public sewerage systems. It confirms the Proposed Development will not increase the risk of flooding on Site or elsewhere.

Ground Conditions

- 5.26 The Geo-Environmental Technical Note submitted in support of the application summarises the previous ground investigation work that has been undertaken on the Site to identify any potential environmental issues. It outlines areas where additional ground investigation work will be required in order to determine the appropriate remediation strategy to facilitate the Proposed Development. It is considered this additional works and remediation strategy can be subject to an appropriate condition on any planning permission.

Sustainable Construction and Energy

- 5.27 An Energy and Sustainability Strategy has been prepared in support of the application. It provides a review of the potential sustainability and efficiency features that are likely to be appropriate to incorporate in the Proposed Development. It confirms the scheme should be capable of achieving carbon and energy reductions through energy efficient measures and Low and Zero Carbon technologies. A BREEAM Pre-Assessment has also been prepared to demonstrate a rating of “Excellent” could be achieved.

Noise

- 5.28 A Noise Impact Assessment has been prepared to support the development proposals. It provides an assessment of the existing noise conditions and the potential impact of the proposed development on the nearest sensitive receptors. Given the proposals are submitted in outline, the assessment has considered a range of potential layouts, including the Illustrative Site Plans, which could be delivered under the development parameters. It identifies a range of mitigation options which could be implemented at the detailed design stage to minimise any adverse effects of the Proposed Development.

Air Quality

- 5.29 An Air Quality Assessment has been undertaken to assess the potential air quality impacts associated with the Proposed Development. The Assessment has been undertaken as the Site lies close to an Air Quality Management Area declared by the Greater Manchester Combined Authority (GMCA) and the Proposed Development will generate additional traffic on roads. The Assessment demonstrates that the Proposed Development will not have an adverse or unacceptable impact on health or air quality.

Summary

- 5.30 The principle of the proposed use on the Site is well established and should be acceptable. The application proposals accord entirely with the Development Plan in terms of the proposed development and use. The

Site is allocated for employment use in both the Core Strategy and saved UDP policies, and aligns with the strategy of the PfE to support and encourage important employment growth and development.

- 5.31 A range of technical matters have been considered and are discussed in the reports submitted with the application. These demonstrate that there are no impediments to re-development of the Site for the Proposed Development and provide support to the development proposals as set out in the application submission. The application should be read in its entirety reviewing each of the supporting reports together with the proposed plans in order to fully understand the comprehensive approach to the sustainable development of the site.

6. CONCLUSIONS

- 6.1 This Planning Statement has been prepared in support of a planning application which is submitted to Rochdale Borough Council on behalf of Indurent Management Ltd. The application relates to Plot H4 of Heywood Distribution Park, which is located off Pilsworth Road in Heywood, Rochdale.
- 6.2 Heywood Distribution Park covers an area of 81 ha and comprises a range of industrial and distribution premises. The majority of HDP is under the control and managed by the Applicant. Plot H4 is located within the centre of HDP and extends 10.69 hectares. It comprises large areas of cleared hardstanding which is used as storage for lorries, containers and vans, an area of self-seeded scrubland and existing groups of mature trees. It is accessed via the existing estate roads within HDP. The extensive planning history associated with the Site demonstrates it is located where employment development has been directed and supported by the Council over an extended period.
- 6.3 The application is submitted in outline with all matters reserved for subsequent approval. Outline planning permission is sought for the development of land within Use Classes E(g)(iii) (industrial processes), B2 (general industrial), B8 (storage and distribution) together with the removal of existing structures and hard standing and associated work ("the Proposed Development"). A parameters-based approach is proposed to define the Proposed Development.
- 6.4 A parameters-based approach has been followed in defining the nature and extent of the Proposed Development for which planning permission is sought. The Illustrative Site Plans submitted in support of the application confirm the proposed parameters for the Proposed Development are achievable and would deliver a high-quality scheme which is appropriate for the location and setting of the Site. The technical work submitted in support of the planning application has been undertaken on the basis of these parameters.
- 6.5 The starting point for decision making is the adopted development plan which, in this case, is the Places for Everyone Plan (2024), saved policies from the Rochdale Core Strategy (2016), and saved policies from the Rochdale Unitary Development Plan (2006). The Proposed Development responds to, and is consistent with, policy contained within these Development Plan documents and should therefore be determined positively. It is a location specifically identified for new employment development.
- 6.6 National policy expressed in the NPPF, which is framed as a positive and enabling document, seeks to facilitate sustainable development which is high quality and promote economic growth. The proposal here will deliver on these objectives of national and local planning policy. The proposals should be determined in this context.
- 6.7 The proposals are a very positive inward investment into Heywood Distribution Park, and Rochdale. They seek to redevelop a parcel of currently under-utilised land within the distribution park to provide high-quality employment scheme. The Proposed Development will make optimal use of the Site, provide a

development which responds to the needs of the current market, and contribute to the diverse supply of employment premises within the Borough. It also has the potential to create significant local job opportunities.

- 6.8 The principle of the proposed use on the Site is well established and should be acceptable. The application proposals accord entirely with the Development Plan in terms of the proposed development and use. The Site is allocated for employment use in both the saved Core Strategy and saved UDP policies, and proposals align with the strategy of the PfE to support and encourage important employment growth and development. They also fully accord with the economic, social and environmental aims of Government set out in the National Framework.
- 6.9 The proposals and planning application are supported by a suite of technical reports which explain the proposed development in some detail and ensure that appropriate development considerations have been taken into account to deliver a high-quality scheme for the Site.

Appendix A

H4, Heywood Distribution Park, Rochdale – Outline Planning Application

Drawings & Documents Schedule vF

Document	Author	Reference	Revision
Application Form, Certificates, Notices (as required)	PPL	-	-
Covering Letter	PPL	-	-
Plans			
Site Location Plan	UMC	23103 - UMC - XXXX - SI - DR - A 0507	P03
Existing Site Plan	UMC	23103 - UMC - XXXX - SI - DR - A 0508	P03
Parameters Plan	UMC	23103 - UMC - ZZZZ - SI - DR - A 0648	P07
Illustrative Site Plan – 2 Units	UMC	23103 - UMC - ZZZZ - SI - DR - A 0651	P03
Illustrative Site Plan – 1 Unit	UMC	23103 - UMC - ZZZZ - SI - DR - A 0652	P04
Illustrative Site Plan – 1 Unit – Option 2	UMC	23103 - UMC - ZZZZ - SI - DR - A 0656	P04
Indicative Site Section	UMC	23103 - UMC - ZZZZ - SI - DR - A 0660	P03
Documents			
Design & Access Statement	UMC	23103	P05
Visualisations Study	FPCR	June 2024	-
Planning Statement (including Pre-Application Engagement Statement)	PPL	July 2024	vF
Transport Assessment	PJA	07290 R-01	B
Travel Plan	PJA	07290 R-03	B
Ecological Impact Assessment	FPCR	June 2024	C
Biodiversity Net Gain Report	FPCR	July 2024	A
Biodiversity Net Gain Metric	FPCR	-	-
Arboricultural Assessment	FPCR	June 2024	A
Outline Energy and Sustainability Strategy	MBA	June 2024	P3
BREEAM UK New Construction Pre-Assessment	MBA	June 2024	2
Air Quality Assessment	AQC	J10/14674C/10	-
Noise Assessment	Resound	RA00839	0
Flood Risk Assessment and Drainage Strategy	BG	30042-BGL-XX-XX-RP-D-00001	P03
Geo-environmental Summary Technical Note	PJA	07290C-OUT-001	-
Geoenvironmental Desk Study Report	JPS	5986-JPG-XX-XX-RP-G-0604-S2	P03
Geoenvironmental Desk Study Report	JPS	5986-JPG-XX-XX-RP-G-0605-S2	P03
Preliminary Crime Impact Statement	GMP	2021/0187/CIS/03	A
External LED Lighting Assessment	MBA	23-LP-052 – JULY 2024	3

Appendix B

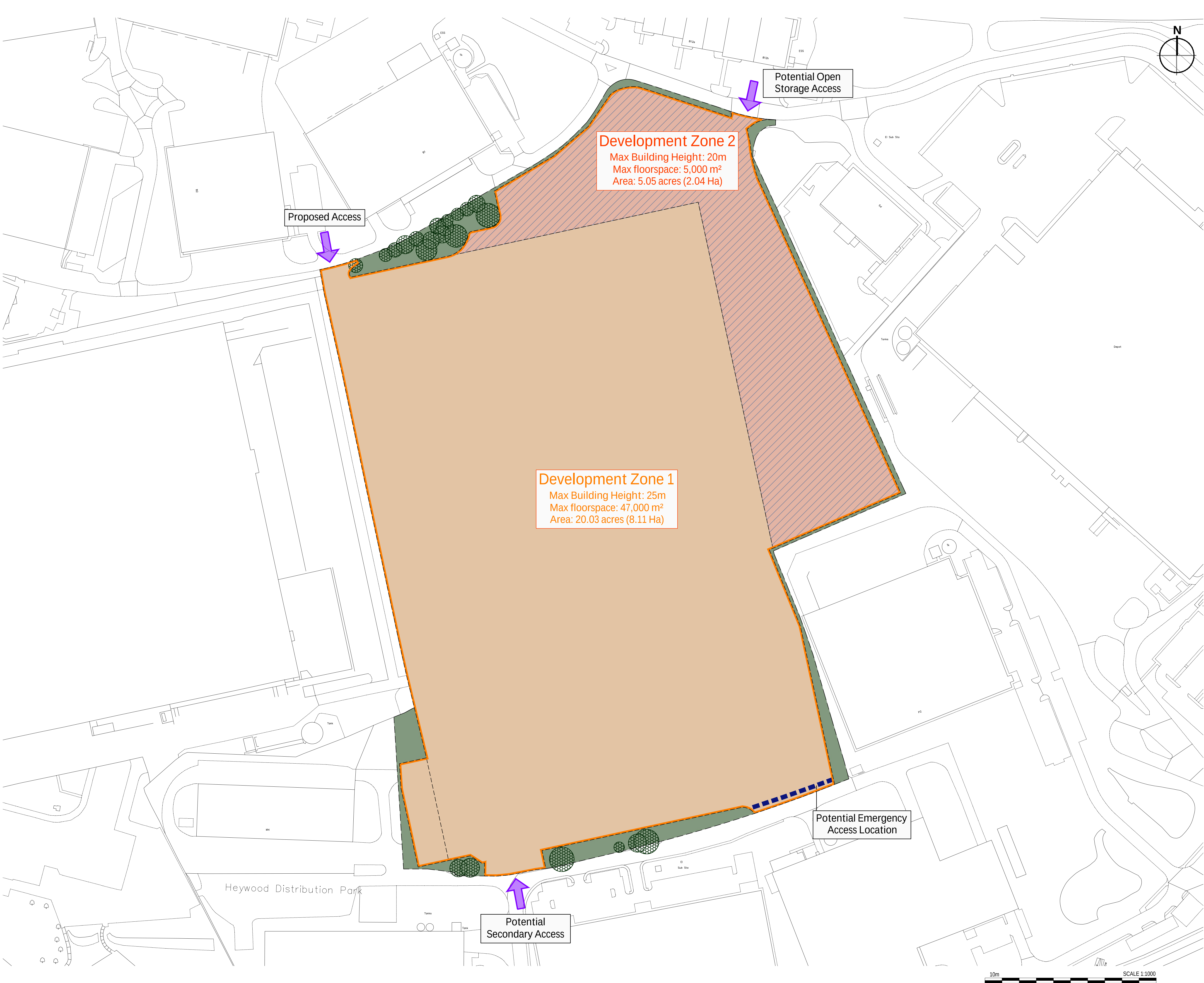
Plot H4, Heywood Distribution Park
Planning History

Application	Description	Decision
Plot H4		
86/D19388	Change Of Use Of Part Of Premises From Warehousing To Class 3 (Light Industrial)	Approved subject to Conditions. 24 July 1986
93/D29646	Installation Of Six Roller Shutter Doors To Form New Loading Bays And Widening Of Service Roadway.	Approved subject to Conditions. 13 August 1993
94/D30851	New Gatehouse Truckdrivers Restaurant Facility Maintenance Depot And Associated Vehicle Parking New Elevational Treatment Of Existing Units And Landscaping	Approved subject to Conditions. 9 August 1994
94/D30598	Erection Of 2.4 M High Fencing To Site Boundary.	Approved subject to Conditions. 31 May 1994
94/D30843	Use Of Existing Buildings For Business (Class B1) General Industrial (Class B2) And Storage (Class B8) Purposes.	Approved subject to Conditions. 19 July 1994
95/D32280	Erection Of Vehicle Wash 2 Prefabricated Buildings And Alterations To Office Entrance Including Canopy.	Approved subject to Conditions. 11 September 1995
01/D38814	Enclosure Of Existing Loading Bay, Provision Of Lorry Dock And Associated Canopy.	Approved subject to Conditions. 11 June 2001
04/D43761	Distribution Development (B8) With Ancillary Uses (B1).	Approved subject to Conditions. 19 January 2006
08/D51420	Outline Application For Distribution Development (Class B8) With Ancillary Offices (Class B1) (Renewal Of Outline Planning Permission D43761).	Approved subject to Conditions. 15 January 2009
11/D54478	Formation Of An Additional 40 Car Parking Spaces In Association With The Redevelopment Of M400 Site.	Approved subject to Conditions. 28 July 2011.
SPZ1-3	Erection Of New Distribution Warehouse With Ancillary Office Accommodation, Vehicle Maintenance Unit, Lorry Wash, Energy Centre, Parking, Servicing, Landscaping And Ancillary Works. Notification of Acceptance of Details of Proposed Development – Heywood Simplified Planning Zone.	Granted 23 June 2011.
SPZ1-4	Distribution Warehouse With Ancillary Office Accommodation, Vehicle	Granted 15 July 2011.

Plot H4, Heywood Distribution Park
Planning History

Application	Description	Decision
	Maintenance Unit, Lorry Wash, Energy Centre, Servicing, Landscaping And Ancillary Works	
SPZ1/010	Erection of industrial/warehouse unit. Notification of Acceptance of Details of Proposed Development – Heywood Simplified Planning Zone.	Granted 17 April 2014
17/00143/FUL	Engineering operations consisting of removal of existing hard standing, stockpiling of aggregate material, removal of excess material including existing mounded subsoil and reworking of topsoil to provide a levelled platform.	Approved subject to Conditions. 4 April 2017.
22/00662/FUL	Engineering works including demolition of depot building (plot M5), breaking up of existing hardstanding, removal of existing services including lighting columns, ground remediation, earthworks to provide levelled site and off-site drainage.	Approved subject to conditions. 7 October 2022
22/00651/SO	Request for EIA screening opinion in relation to the proposed erection of a Use Class B8 warehouse with ancillary officer (CFC), a Technical Service Building (TSB), a vehicle maintenance unit (VMU), parking bays, vehicle docks, refuelling facilities, staff shop and other ancillary structures	EIA not required. 20 July 2022

Appendix C



- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipient's responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.

KEY

Development Zone - Area for Use Classes:
Use Classes: E(g)(iii) industrial processes / B2 general industrial / B8 storage and distribution.

To include buildings, earthworks, hard and soft landscaping, car parking, road and SUDS features

Development Zone 1
Maximum Height (to ridge): 25m
Maximum Floor Space: 47,000m²

Development Zone 2
Maximum Height (to ridge): 20m
Maximum Floor Space: 5,000m²

Potential Open Storage Zone
Area: 5.05 acres (2.04 ha)

Landscaping & Trees
Existing and proposed landscaping incorporating drainage infrastructure.

Proposed Access

Potential Emergency Access Location
Potential access required for fire access to the site.

P.07	Client logo updated	RS	TDA	19.07.24
P.06	Annotation alterations	RS	TDA	18.06.24
P.05	Open storage added, zone extents updated	RS	TDA	22.05.24
P.04	Landscaping key added. Extent of development to SE updated.	JWY	TDA	18.03.24
P.03	Areas of perimeter landscaping excluded from development zone.	JWY	TDA	15.03.24
P.02	Southern access included	LBR	TDA	14.03.24
P.01	Initial Issue	RS	TDA	13.03.24
rev	amendments	by	ckd	date

Heywood Distribution Park, Heywood

Plot H4 - Parameters Plan

Information Container LOD:	LOD 100
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RIBA POW Stage:	2 - Concept Design
Document Suitability:	S1
Drawn / Checked:	RS / TDA
Date:	13.03.24
Scale:	1:1000 A1
UMC Project Number:	23103
Document Reference:	Drawing no: Revision:
23103 - UMC - ZZZZ - SI - DR - A	0648 P.07